

Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:26pm

Page 1

Property Types: Single-Family Homes, Condo/Coop/TIC/Loft Status: Sold (01/01/2006 to 12/31/2006)

SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
1401 Eucalyptus Dr Lake Shore		2	1	2	1,420	535.14	12/29/06	3	759,900	759,900	100.00
90 Inverness Dr Lake Shore		2	1.50	2	1,587	497.79	10/05/06	76	858,888	790,000	91.98
43 Forest View Dr Lake Shore		2	1	2	1,230	654.47	11/17/06	10	750,000	805,000	107.33
80 Middlefield Dr Lake Shore		3	2	2	1,550	525.81	10/13/06	85	799,000	815,000	102.00
158 Forest View Dr Lake Shore		2	1.50	1	1,508	543.77	11/21/06	41	799,000	820,000	102.63
68 Sylvan Dr Lake Shore		2	1	2	1,365	604.40	02/16/06	22	795,000	825,000	103.77
95 Country Club Dr Lake Shore		2	1	2	1,390	603.60	02/16/06	34	750,000	839,000	111.87
9 Clearfield Dr Lake Shore		2	1	2	1,213	696.62	05/03/06	38	839,000	845,000	100.72
1445 Sloat Blvd Lake Shore		3	2	2	1,578	538.02	07/06/06	3	849,000	849,000	100.00
287 Country Club Dr Lake Shore		2	1.50	2	1,251	679.46	02/27/06	97	925,000	850,000	91.89
84 Middlefield Dr Lake Shore		2	1	1	1,554	546.98	03/21/06	25	798,000	850,000	106.52
1610 Eucalyptus Dr Lake Shore		2	2	2	1,543	550.87	10/11/06	56	938,000	850,000	100.01
75 Huntington Dr Lake Shore		3	2	1	1,475	579.66	08/16/06	47	895,000	855,000	100.71
1747 Eucalyptus Dr Lake Shore		3	2	1	1,400	614.29	02/24/06	33	850,000	860,000	101.18
183 Forest View Dr Lake Shore		2	1	1	1,763	499.15	03/27/06	42	865,000	880,000	101.73
130 Havenside Dr Lake Shore		2	1	2	1,213	725.47	09/13/06	54	790,000	880,000	111.39
4750 Ocean Ave Lake Shore		3	2	2	1,663	540.59	12/07/06	9	899,000	899,000	100.00
55 Forest View Dr Lake Shore		3	2	1	1,518	596.18	03/28/06	18	899,000	905,000	100.67
1 Gellert Dr Lake Shore		3	2	2	0		10/20/06	50	938,000	910,000	97.01
24 Middlefield Dr Lake Shore		3	3	1	1,607	569.38	06/20/06	63	928,000	915,000	98.60
51 Riverton Dr Lake Shore		3	2	2	2,188	422.76	12/28/06	25	968,000	925,000	95.56
309 Country Club Dr Lake Shore		3	2.50	2	1,431	649.90	04/20/06	14	930,000	930,000	100.00
60 Huntington Dr Lake Shore		3	2	2	1,596	595.24	07/26/06	22	928,000	950,000	102.37
83 Springfield Dr Lake Shore		2	2	1	1,350	710.22	05/12/06	15	928,000	958,800	103.32
112 Meadowbrook Dr Lake Shore		3	2	1	0		09/08/06	9	875,000	970,000	110.86
15 Riverton Dr Lake Shore		3	3	2	0		09/29/06	6	899,000	970,000	107.90
151 Springfield Dr Lake Shore		3	2	2	1,472	664.40	07/14/06	14	929,000	978,000	105.27
80 Forest View Dr Lake Shore		4	2	2	0		03/22/06	25	880,000	980,000	111.36
57 Country Club Dr Lake Shore		3	2	2	1,434	691.77	09/29/06	30	889,000	992,000	111.59
251 Lake Shore Dr Lake Shore		3	2.50	2	1,447	691.09	07/24/06	35	948,000	1,000,000	105.49
428 Gellert Dr Lake Shore		3	2	2	1,942	561.28	04/07/06	48	995,000	1,090,000	109.55
183 Sylvan Dr Lake Shore		4	2	2	0		06/15/06	14	1,079,000	1,100,000	101.95
9 Springfield Dr Lake Shore		3	2.50	2	2,096	524.81	09/08/06	14	1,150,000	1,100,000	95.65
66 Huntington Dr Lake Shore		4	3	1	2,100	547.62	05/25/06	47	1,150,000	1,150,000	100.00
1445 Eucalyptus Dr Lake Shore		4	3	2	0		07/18/06	3	1,160,000	1,160,000	100.00
175 Springfield Dr Lake Shore		4	3	2	2,770	436.82	05/26/06	22	1,348,000	1,210,000	89.76
160 Everglade Dr Lake Shore		3	3	1	1,977	632.27	08/23/06	39	1,250,000	1,250,000	100.00
240 Gellert Dr Lake Shore		4	3.50	2	2,523	564.80	04/07/06	5	1,300,000	1,425,000	109.62
260 Gellert Dr Lake Shore		6	3.50	3	3,379	473.51	06/30/06	13	1,500,000	1,600,000	106.67
125 Garfield St Merced Heights		2	1	1	850	685.88	06/28/06	22	529,000	583,000	110.21
762 Head St Merced Heights		2	1	1	1,125	568.89	01/26/06	16	650,000	640,000	98.46
505 Garfield St Merced Heights		2	1	1	1,100	594.55	11/21/06	138	699,000	654,000	100.63
323 Byxbee St Merced Heights		2	1	2	990	666.67	10/04/06	42	650,000	660,000	101.54
818 Shields St Merced Heights		3	1	1	1,214	546.13	09/27/06	29	689,000	663,000	103.92
612 Shields Merced Heights		3	1	1	99,999	0.07	10/20/06	2	680,000	680,000	100.00
315 Shields Merced Heights		3	2	2	1,081	629.05	11/14/06	21	675,000	680,000	100.74
374 Vernon St Merced Heights		2	1	1	800	850.50	03/31/06	22	695,000	680,400	104.68
414 Victoria St Merced Heights		2	1	1	900	761.11	06/30/06	28	610,000	685,000	112.30
315 Byxbee St Merced Heights		2	1	2	1,080	646.30	08/29/06	84	698,000	698,000	100.00
321 Shields St Merced Heights		2	1	1	781	894.86	12/22/06	54	688,888	698,888	101.45
363 Monticello St Merced Heights		2	1	2	0		12/08/06	33	699,000	709,000	101.43
171 Beverly Merced Heights		3	1.25	2	1,288	552.02	11/30/06	18	718,000	711,000	99.03
419 Garfield St Merced Heights		3	2	1	1,287	559.44	09/22/06	24	698,000	720,000	103.15

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:26pm

Page 2

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
663 Orizaba Ave Merced Heights		2	1	1	1,115	652.02	10/18/06	38	742,000	727,000	97.98
426 Bright St Merced Heights		3	2	1	1,177	620.22	03/09/06	70	699,000	730,000	102.82
494 Victoria St Merced Heights		3	1	1	1,320	556.82	02/17/06	34	689,000	735,000	106.68
486 Arch St Merced Heights		3	2	1	1,155	640.69	03/10/06	10	689,000	740,000	107.40
343 Vernon St Merced Heights		2	2	1	1,200	616.67	05/08/06	15	680,000	740,000	108.82
52 Ashton Ave Merced Heights		3	1	2	1,250	592.00	10/27/06	18	750,000	740,000	98.67
60 Ashton Ave Merced Heights		3	1	2	1,250	612.00	03/21/06	28	679,000	765,000	112.67
362 Ralston St Merced Heights		3	2	1	1,540	503.25	08/25/06	26	745,000	775,000	104.03
362 Monticello St Merced Heights		4	2	1	0		08/15/06	9	819,000	800,000	97.68
370 Monticello St Merced Heights		3	2	1	1,575	514.29	12/07/06	38	728,888	810,000	106.74
575 Victoria St Merced Heights		4	2.50	1	1,700	514.71	03/23/06	69	849,000	875,000	103.06
390 Monticello St Merced Heights		3	2	2	1,765	538.24	07/14/06	69	869,000	950,000	98.04
2792 35th Ave Pine Lake Park		2	2	1	1,150	671.30	12/06/06	52	798,000	772,000	99.61
1971 Wawona St Pine Lake Park		2	1	1	1,119	723.86	04/14/06	16	769,000	810,000	105.33
15 Escondido Ave Pine Lake Park		2	2	2	1,532	531.98	10/25/06	26	799,000	815,000	102.00
566 Crestlake Dr Pine Lake Park		2	1	2	1,271	645.16	11/17/06	26	799,000	820,000	102.63
1855 Wawona St Pine Lake Park		3	2	1	0		03/28/06	19	799,000	820,000	102.63
1250 Sloat Blvd Pine Lake Park		3	2	2	1,586	523.33	11/22/06	22	872,000	830,000	95.18
2781 35th Ave Pine Lake Park		3	3	1	1,956	429.96	08/18/06	10	849,900	841,000	98.95
2445 Yorba St Pine Lake Park		2	2	1	2,000	472.50	06/16/06	69	998,000	945,000	97.93
74 Crestlake Dr Pine Lake Park		3	2.50	2	1,650	636.36	09/28/06	8	899,000	1,050,000	116.80
50 Goleta Ave Pine Lake Park		6	4	2	3,860	420.98	11/17/06	37	1,575,000	1,625,000	98.48
130 Denslowe Dr Lakeside		3	2	1	1,552	523.83	12/15/06	66	869,000	812,990	96.90
146 Stratford Dr Lakeside		2	1	2	1,354	609.31	10/24/06	45	799,000	825,000	103.25
118 Denslowe Dr Lakeside		2	2	2	1,412	584.28	10/17/06	23	799,000	825,000	103.25
48 Denslowe Dr Lakeside		3	2	2	1,523	541.69	10/21/06	34	835,000	825,000	100.00
3830 19th Ave Lakeside		3	2	1	1,437	576.20	10/13/06	54	849,000	828,000	97.53
257 Stratford Dr Lakeside		3	2	1	1,544	623.70	06/21/06	36	978,000	963,000	98.47
258 Denslowe Dr Lakeside		2	1	2	1,353	728.01	07/20/06	65	889,000	985,000	113.35
2 Beachmont Dr Lakeside		3	2	3	2,000	540.00	10/27/06	29	1,195,000	1,080,000	108.54
60 Denslowe Dr Lakeside		4	2.50	4	2,276	483.30	04/03/06	91	1,180,000	1,100,000	95.65
64 Lagunitas Dr Lakeside		3	2.50	1	2,247	534.05	11/08/06	32	1,250,000	1,200,000	96.00
41 Beachmont Dr Lakeside		3	2	1	2,478	500.40	04/17/06	32	1,275,000	1,240,000	97.25
238 Stonecrest Dr Lakeside		3	3	2	2,515	493.04	07/05/06	67	1,295,000	1,240,000	100.00
1 Beachmont Dr Lakeside		4	3.25	1	2,490	534.14	04/14/06	43	1,299,000	1,330,000	102.39
2919-2919 19th Ave Merced Manor		3	2.25	2	3,372	313.46	04/18/06	21	1,100,000	1,057,000	96.09
2930 24th Ave Merced Manor		2	1.25	1	0		10/11/06	71	969,000	1,089,100	100.46
3010 23rd Ave Merced Manor		4	2.50	3	3,348	373.36	09/14/06	11	1,250,000	1,250,000	100.00
2945 25th Ave Merced Manor		5	3	1	3,463	376.84	11/29/06	63	1,650,000	1,305,000	88.47
2970 21st Ave Merced Manor		3	2.25	2	2,080	644.23	07/21/06	8	1,150,000	1,340,000	116.52
2936 24th Ave Merced Manor		4	3.50	2	3,000	546.33	03/03/06	13	1,650,000	1,639,000	99.33
474 Orizaba Ave Ingleside Heights		2	1	2	750	732.00	10/31/06	39	579,000	549,000	100.00
330 Victoria St Ingleside Heights		2	1	1	1,050	523.81	11/21/06	68	569,000	550,000	95.16
258 Victoria St Ingleside Heights		2	1	2	1,000	565.00	10/19/06	81	640,000	565,000	91.13
125 Arch St Ingleside Heights		2	1	1	875	662.86	06/26/06	70	599,000	580,000	100.87
274 Ralston St Ingleside Heights		2	1	1	975	621.54	07/07/06	34	595,000	606,000	101.85
39 Sargent St Ingleside Heights		3	2	1	1,106	551.54	11/08/06	103	649,000	610,000	96.06
135 Ramsell St Ingleside Heights		2	1	1	850	723.53	08/25/06	29	599,000	615,000	102.67
174 Victoria St Ingleside Heights		2	1	1	1,275	483.92	03/09/06	49	600,000	617,000	102.83
531 Head St Ingleside Heights		4	2	2	1,400	441.07	01/04/06	9	550,000	617,500	112.27
175 Bright St Ingleside Heights		2	1	2	0		02/02/06	72	569,000	625,000	109.84
363 Orizaba Ave Ingleside Heights		2	1	2	1,060	591.51	06/16/06	102	620,000	627,000	116.98
267 Arch St Ingleside Heights		2	1	1	0		09/29/06	3	629,500	630,000	100.08
827 Sargent St Ingleside Heights		2	1	2	812	800.49	04/11/06	18	638,000	650,000	101.88
231 Ralston St Ingleside Heights		2	1	1	1,014	642.50	11/08/06	15	549,000	651,500	118.67

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:26pm

Page 3

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
255 St Charles Ave Ingleside Heights		2	1	1	1,150	573.91	10/12/06	34	669,000	660,000	98.65
354 Bright St Ingleside Heights		2	1	1	800	825.00	03/10/06	11	665,000	660,000	100.00
259 Arch St Ingleside Heights		2	1	1	1,000	675.00	01/06/06	55	659,000	675,000	102.43
279 Ralston St Ingleside Heights		2	1	1	0		02/03/06	71	599,000	675,000	103.85
24 Byxbee St Ingleside Heights		4	2	1	0		06/07/06	7	649,000	682,000	105.08
30 Ralston St Ingleside Heights		2	1	0	0		10/31/06	56	599,000	689,000	100.15
126 Byxbee St Ingleside Heights		2	1	2	0		11/22/06	21	679,000	690,000	101.62
3964 Alemany Blvd Ingleside Heights		2	1	2	1,162	598.11	01/31/06	69	750,000	695,000	92.67
262 Vernon St Ingleside Heights		3	2	5	1,360	514.71	01/06/06	100	925,000	700,000	100.14
219 Ramsell St Ingleside Heights		3	2	1	1,000	700.00	04/17/06	10	680,000	700,000	102.94
367 Head St Ingleside Heights		3	2	1	1,496	467.91	06/07/06	29	629,000	700,000	108.53
414 Head St Ingleside Heights		4	2	1	1,637	433.11	08/09/06	25	699,000	709,000	101.43
466 Orizaba Ave Ingleside Heights		3	3	2	1,200	592.50	06/30/06	20	689,000	711,000	103.19
191 Ralston St Ingleside Heights		4	2	1	1,382	515.20	08/18/06	51	648,500	712,000	109.79
627 Randolph St Ingleside Heights		2	1	1	1,130	636.28	09/15/06	47	689,000	719,000	104.35
422 Head St Ingleside Heights		5	2	1	2,199	331.97	11/20/06	55	719,000	730,000	101.53
244 Chester Ave Ingleside Heights		3	2	1	1,625	452.31	06/28/06	17	679,000	735,000	108.25
3709 Alemany Blvd Ingleside Heights		2	1	1	0		08/02/06	29	699,000	740,000	105.87
271 Vernon St Ingleside Heights		3	2	1	1,500	500.00	11/15/06	99	849,000	750,000	93.87
143 Victoria St Ingleside Heights		3	1	1	1,145	655.02	08/01/06	70	748,888	750,000	115.65
335 Victoria St Ingleside Heights		3	2	1	0		01/13/06	62	699,000	750,000	107.30
215 St Charles Ave Ingleside Heights		4	2	1	1,475	522.03	04/26/06	20	668,000	770,000	115.27
379 Orizaba Ave Ingleside Heights		4	2	1	1,330	578.95	03/21/06	40	699,000	770,000	110.16
245 Chester Ave Ingleside Heights		4	3	2	1,696	492.33	07/03/06	42	799,000	835,000	104.51
619 Mount Vernon Ave Ingleside		2	1	1	900	533.33	12/28/06	39	549,000	480,000	87.43
130 Josiah Ave Ingleside		1	1	0	0		06/27/06	42	485,000	490,000	101.03
74 Miramar Ave Ingleside		1	1	2	720	694.44	08/01/06	14	515,000	500,000	97.09
48 Majestic Ave Ingleside		2	1	1	962	556.13	06/06/06	8	499,000	535,000	107.21
36 Harold Ave Ingleside		2	2	1	975	582.56	04/20/06	60	575,000	568,000	102.34
332 Jules Ave Ingleside		2	1	0	610	942.62	03/06/06	34	549,000	575,000	104.74
419 Lakeview Ave Ingleside		2	1	1	840	696.43	04/21/06	28	578,000	585,000	101.21
685 Lakeview Ave Ingleside		1	1	1	977	609.01	10/31/06	41	595,000	595,000	100.00
312 Lakeview Ave Ingleside		2	1	1	925	654.05	09/21/06	59	589,000	605,000	95.16
2562 San Jose Ave Ingleside		2	1	2	1,528	399.21	01/09/06	97	679,000	610,000	96.83
548 Niagara Ave Ingleside		2	1	2	0		02/14/06	137	725,000	610,000	87.77
30 Lakeview Ave Ingleside		3	2	1	1,239	504.44	02/22/06	48	615,000	625,000	101.63
918 Capitol Ave Ingleside		3	1	0	0		04/04/06	51	689,000	625,000	104.34
60 Miramar Ave Ingleside		2	1	0	1,007	620.66	10/16/06	14	639,000	625,000	97.81
30 Grafton Ave Ingleside		3	1	2	0		10/27/06	20	598,000	630,000	105.35
769 Lakeview Ave Ingleside		3	1.50	1	1,225	514.29	04/25/06	49	710,000	630,000	97.07
1179 Capitol Ave Ingleside		3	2	2	1,220	524.59	03/29/06	56	670,000	640,000	95.52
218 Harold Ave Ingleside		2	1	1	850	752.94	04/28/06	2	575,000	640,000	111.30
324 Tara St Ingleside		2	2	1	1,300	494.62	08/01/06	42	649,000	643,000	99.08
46 Caine Ave Ingleside		2	2	2	0		03/24/06	45	599,000	650,000	108.51
230 Faxon Ave Ingleside		2	1	1	762	853.02	04/05/06	19	599,000	650,000	108.51
518 Grafton Ave Ingleside		2	1	1	1,002	658.68	04/21/06	19	619,000	660,000	106.62
202 Louisburg St Ingleside		2	1	1	1,200	550.00	08/24/06	29	639,000	660,000	103.29
170 Margaret Ave Ingleside		3	1	1	882	748.30	08/18/06	12	599,000	660,000	110.18
54 Granada Ave Ingleside		2	1	2	1,124	587.19	11/17/06	45	677,000	660,000	100.15
85 Caine Ave Ingleside		3	1	1	1,100	613.64	04/07/06	7	648,000	675,000	104.17
2592 San Jose Ave Ingleside		4	2	2	1,332	514.26	09/19/06	44	695,000	685,000	98.56
58 Jules Ave Ingleside		2	1	2	1,344	509.67	11/28/06	56	725,000	685,000	98.00
212 Lakeview Ave Ingleside		3	2.50	1	1,125	613.33	07/27/06	87	688,000	690,000	106.15
621 Mount Vernon Ave Ingleside		3	2	1	2,035	341.52	04/11/06	31	649,000	695,000	107.09
366 Howth St Ingleside		3	2	1	1,265	551.78	10/27/06	28	698,000	698,000	100.00

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:26pm

Page 4

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
231 Jules Ave Ingleside		2	1	1	1,375	509.09	03/31/06	10	680,000	700,000	102.94
259 Faxon Ave Ingleside		2	1	2	1,300	542.31	06/13/06	15	698,000	705,000	101.00
39 Williar Ave Ingleside		2	1	1	1,390	512.95	02/22/06	18	728,000	713,000	103.63
18 Caine Ave Ingleside		2	1	1	1,025	707.32	07/20/06	27	689,999	725,000	105.07
425 San Miguel St Ingleside		2	1	1	1,500	486.67	10/13/06	39	699,000	730,000	100.00
815 Mount Vernon Ave Ingleside		3	2	1	1,165	639.49	06/13/06	33	699,000	745,000	106.58
219 De Montfort Ave Ingleside		3	3	1	1,486	511.44	07/07/06	58	799,000	760,000	98.83
256 Miramar Ave Ingleside		3	1.75	2	1,504	514.63	01/10/06	49	789,000	774,000	98.10
154 Granada Ave Ingleside		3	2	1	1,125	688.89	08/02/06	31	719,000	775,000	107.79
401 Holloway Ave Ingleside		5	3	1	1,920	416.67	10/18/06	118	859,000	800,000	103.23
286 Howth St Ingleside		7	2	1	1,138	711.78	05/08/06	16	780,000	810,000	103.85
231 Jules Ave Ingleside		2	1	1	1,375	596.36	06/26/06	31	729,000	820,000	112.48
119 Jules Ave Ingleside		4	3	1	2,211	375.40	08/05/06	88	829,000	830,000	100.12
119 Margaret Ave Ingleside		4	3	2	2,158	388.32	06/12/06	14	799,000	838,000	104.88
218 Harold Ave Ingleside		5	4	1	1,852	472.46	12/01/06	54	828,000	875,000	105.68
331 Jules Ave Ingleside		4	4	2	2,100	419.05	05/24/06	33	859,000	880,000	102.44
150 Josiah Ave Ingleside		6	6	1	2,124	435.50	01/11/06	33	825,000	925,000	112.12
152 Sagamore St Oceanview		1	1	1	1,125	400.00	11/02/06	44	495,000	450,000	95.95
52 Lobos St Oceanview		2	1	1	650	776.92	09/06/06	10	525,000	505,000	96.19
289 Thrift St Oceanview		2	1	1	750	680.67	03/03/06	25	499,000	510,500	102.30
74 Lobos St Oceanview		1	1	1	0		06/07/06	86	529,000	515,000	97.35
125 Caine Ave Oceanview		2	1.50	1	880	623.86	11/21/06	91	569,000	549,000	98.21
625 Capitol Ave Oceanview		2	1	2	1,113	510.33	11/30/06	14	519,000	568,000	109.44
153 Majestic Ave Oceanview		3	1	1	1,072	558.77	09/08/06	46	629,950	599,000	100.00
211 Summit St Oceanview		3	2	1	1,090	556.88	12/14/06	33	628,800	607,000	96.53
217 Plymouth Ave Oceanview		3	2	1	1,520	401.32	01/26/06	24	599,000	610,000	101.84
250 Farallones St Oceanview		2	1	1	1,150	539.13	04/24/06	114	635,000	620,000	97.64
24 Montana St Oceanview		2	1	1	850	729.41	03/10/06	5	549,999	620,000	112.73
40 Lobos St Oceanview		2	1	1	875	710.00	02/24/06	55	620,000	621,248	100.20
295 Lobos St Oceanview		2	1	0	1,320	472.73	12/01/06	106	668,000	624,000	97.65
43 Montana St Oceanview		3	2	1	958	652.40	03/10/06	111	725,000	625,000	88.03
192 Caine Ave Oceanview		2	1	2	1,050	599.05	04/07/06	17	629,000	629,000	100.00
206 Sadowa St Oceanview		2	1	1	1,052	598.86	03/02/06	32	629,000	630,000	100.16
122 Thrift St Oceanview		2	1	2	781	830.99	07/23/06	71	649,000	649,000	97.01
262 Minerva St Oceanview		2	1	2	875	741.71	06/03/06	30	649,900	649,000	99.86
32 Lobos St Oceanview		2	1	1	875	742.86	04/28/06	14	629,900	650,000	103.19
182 Majestic Ave Oceanview		3	2	2	1,370	474.45	11/01/06	128	669,000	650,000	100.15
108 Sadowa Oceanview		3	2	0	2,200	295.45	02/15/06	58	698,000	650,000	100.00
211 Montana St Oceanview		2	1.50	1	1,190	546.22	05/08/06	69	639,000	650,000	104.86
135 Capitol Ave Oceanview		2	1	1	887	738.44	04/13/06	121	675,000	655,000	109.35
120 Caine St Oceanview		3	2	1	1,320	503.79	10/02/06	46	650,000	665,000	102.31
181 Thrift St Oceanview		2	1	1	781	855.31	07/07/06	13	649,000	668,000	102.93
38 Sadowa St Oceanview		3	2	2	1,360	492.65	12/04/06	50	699,000	670,000	103.24
175 Caine Ave Oceanview		3	2	1	988	683.20	08/03/06	28	549,000	675,000	122.95
250 Farallones St Oceanview		2	1	0	1,150	588.70	09/21/06	41	599,000	677,000	113.02
80 Minerva St Oceanview		2	1	2	1,140	603.51	09/08/06	51	688,000	688,000	100.00
160 Caine Ave Oceanview		4	2	2	1,975	350.38	06/12/06	34	689,000	692,000	100.44
47 Minerva St Oceanview		3	2	2	1,550	450.32	03/01/06	12	689,000	698,000	101.31
166 Majestic Ave Oceanview		4	2	1	1,000	699.00	04/11/06	4	699,998	699,000	99.86
5 Lobos St Oceanview		4	2	4	1,726	422.36	02/15/06	12	729,000	729,000	100.00
49 Minerva St Oceanview		4	2	2	0		11/14/06	26	689,000	735,000	106.68
43 Minerva St Oceanview		3	2	2	1,550	476.77	07/24/06	6	699,000	739,000	105.72
71 Farallones St Oceanview		4	2	1	1,597	466.50	12/11/06	36	739,000	745,000	100.81
221 Thrift St Oceanview		4	3	1	1,500	499.67	12/08/06	33	769,500	749,500	97.40
30 Faxon Ave Oceanview		6	3	2	1,656	468.00	02/28/06	16	695,000	775,000	111.51

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:26pm

Page 5

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
8 Minerva St Oceanview		4	2.50	2	2,088	373.56	04/18/06	36	788,000	780,000	98.98
222 Sadowa St Oceanview		4	1.50	3	1,298	607.86	08/09/06	18	789,000	789,000	100.00
133 Lobos St Oceanview		5	3.50	1	1,900	421.05	05/12/06	29	698,000	800,000	114.61
65 Thrift St Oceanview		5	3	2	3,200	286.56	12/13/06	19	799,000	917,000	114.77
214 Sadowa St Oceanview		4	3	2	2,736	342.84	09/15/06	32	995,000	938,000	94.27
109 Lobos St Oceanview		6	4	1	0		03/21/06	20	822,000	1,080,000	131.39
Listing Count	224	Averages			51,942	570.16		39	769,962	781,162	102.42
		High			1,639,000.00	Low		450,000.00	Median		729,500.00

Report Count 224

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:26pm

Page 6

Property Types: Single-Family Homes, Condo/Coop/TIC/Loft Status: Sold (01/01/2006 to 12/31/2006)

SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
208 Lake Merced Hill #1E Lake Shore		2	2	1	1,242	454.91	08/15/06	53	585,000	565,000	96.58
139 Lake Merced #1C Lake Shore		2	2	1	1,247	461.11	09/06/06	57	575,000	575,000	100.00
139 Lake Merced Blvd #4-D Lake Shore		2	2	1	1,364	436.22	10/31/06	14	594,500	595,000	100.08
208 Lake Merced #3C Lake Shore		2	2	1	1,247	477.15	04/12/06	34	599,000	595,000	99.33
230 Lake Merced Hill #1D Lake Shore		3	2	1	1,474	433.51	04/28/06	159	639,000	639,000	100.00
230 Lake Merced Hill #2C Lake Shore		3	2	1	1,474	440.30	04/13/06	7	649,000	649,000	100.00
208 Lake Merced Dr #4A Lake Shore		3	2	1	1,474	444.37	07/26/06	77	675,000	655,000	97.04
230 Lake Merced Hill #3B Lake Shore		3	2	1	1,474	461.33	02/03/06	25	689,000	680,000	98.69
214 Lake Merced Lake Shore		3	2.50	2	1,904	393.91	10/03/06	36	799,000	750,000	93.87
106 S Lake Merced Hill Lake Shore		3	2.50	1	2,062	378.27	12/21/06	8	789,000	780,000	98.86
8300 Oceanview Ter #312 Ingleside Heights		1	1	1	667	614.69	09/28/06	64	440,000	410,000	97.62
8200 Oceanview Ter #304 Ingleside Heights		1	1	1	688	617.73	10/27/06	17	435,000	425,000	97.70
8400 Oceanview Ter #116 Ingleside Heights		1	1	1	495	858.59	07/24/06	100	425,000	425,000	100.00
8300 Oceanview Ter #111 Ingleside Heights		1	1	1	665	661.65	04/27/06	14	439,900	440,000	100.02
8100 Oceanview Ter #101 Ingleside Heights		1	1	1	669	665.17	05/02/06	65	459,000	445,000	96.95
8300 Oceanview Ter #406 Ingleside Heights		1	1	1	743	598.92	12/29/06	33	459,000	445,000	96.95
8300 Oceanview Ter #313 Ingleside Heights		1	1	1	667	674.66	05/12/06	57	449,000	450,000	102.51
8400 Oceanview Ter #418 Ingleside Heights		1	1	1	0		06/26/06	41	449,000	460,000	102.45
8200 Oceanview Ter #313 Ingleside Heights		1	1	1	784	593.11	04/07/06	59	469,000	465,000	99.15
8200 Oceanview Ter #323 Ingleside Heights		1	1	1	747	627.84	07/19/06	78	479,000	469,000	102.18
3981 Alemany Blvd #102 Ingleside Heights		1	1	1	670	701.49	07/07/06	146	499,000	470,000	100.00
8300 Oceanview #306 Ingleside Heights		1	1	1	745	642.95	05/22/06	65	483,000	479,000	99.17
8100 Oceanview Ter #103 Ingleside Heights		1	1	1	747	641.23	04/18/06	16	479,000	479,000	100.00
8400 Oceanview Ter #204 Ingleside Heights		2	2	1	1,012	494.07	11/12/06	10	495,000	500,000	101.01
8300 Oceanview Ter #114 Ingleside Heights		2	2	1	950	531.05	11/21/06	152	539,995	504,500	100.90
8100 Oceanview Ter #110 Ingleside Heights		2	2	1	946	539.11	02/23/06	118	535,000	510,000	102.20
8200 Oceanview Ter #315 Ingleside Heights		2	2	1	985	522.84	03/31/06	26	528,000	515,000	97.54
8200 Oceanview Ter #415 Ingleside Heights		2	2	1	983	531.03	03/27/06	62	550,000	522,000	97.57
8200 Oceanview Ter #320 Ingleside Heights		2	2	1	950	550.41	05/25/06	30	528,888	522,888	98.87
8100 Oceanview Ter #214 Ingleside Heights		2	2	1	1,019	515.21	03/30/06	71	550,000	525,000	95.45
3981 Alemany Blvd #111 Ingleside Heights		2	2	1	973	544.71	08/30/06	29	545,000	530,000	97.25
8100 Oceanview Ter #108 Ingleside Heights		2	2	1	1,016	523.62	02/21/06	23	535,000	532,000	99.44
8300 Oceanview Ter #205 Ingleside Heights		2	2	1	970	551.55	02/28/06	84	539,000	535,000	99.26
8100 Oceanview Ter #120 Ingleside Heights		2	2	1	946	565.54	04/04/06	25	540,000	535,000	99.07
8200 Oceanview Ter #216 Ingleside Heights		2	2	1	1,021	524.00	06/07/06	25	550,000	535,000	97.27
8400 Oceanview Ter #307 Ingleside Heights		2	2	1	969	555.21	07/17/06	28	545,000	538,000	98.72
8200 Oceanview Ter #110 Ingleside Heights		2	2	1	950	567.37	04/28/06	20	538,000	539,000	101.91
3981 Alemany Blvd #311 Ingleside Heights		2	2	1	973	553.96	03/09/06	56	545,000	539,000	100.00
8100 Oceanview Ter #314 Ingleside Heights		2	2	1	1,019	528.95	11/29/06	46	539,000	539,000	100.00
8300 Oceanview Ter #404 Ingleside Heights		2	2	1	1,021	528.89	05/25/06	49	547,000	540,000	98.72
3981 Alemany Blvd #119 Ingleside Heights		2	2	1	951	578.34	02/24/06	49	539,000	550,000	102.04
8100 Oceanview Ter #124 Ingleside Heights		2	2	1	950	584.21	08/01/06	54	549,000	555,000	101.09
8100 Oceanview Ter #308 Ingleside Heights		2	2	1	1,016	556.10	05/31/06	53	580,000	565,000	97.41
8300 Oceanview Ter #302 Ingleside Heights		2	2	1	1,021	557.30	09/07/06	63	575,000	569,000	100.00
8300 Oceanview #308 Ingleside Heights		2	2	1	1,028	554.47	06/08/06	26	569,000	570,000	100.18
8200 Oceanview Ter #307 Ingleside Heights		2	2	1	1,021	563.17	05/23/06	7	549,000	575,000	104.74
615 Holloway Ave #5 Ingleside		2	2	1	0		06/23/06	62	550,000	550,000	100.00
324 Tara St Ingleside		2	2	1	1,300	494.62	08/01/06	25	649,000	643,000	99.08

Listing Count	48	Averages		1,027	549.89		50	547,256	539,237	99.26
		High		780,000.00	Low		410,000.00	Median		535,000.00

Report Count 48

Presented By: Debbie Schedivy NM / Peletz & Company

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2007 by San Francisco Assoc of REALTORS

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.