

**Comparable Sales For
225 S Crescent Dr, Beverly Hills, CA 90212**

Projected Values Calculated by:

Sq Footage
\$1,591,815.24

Comparable Statistics:

	Subject Property	High	Low	Median	Average
Sq Footage	2,073	2,321	2,072	2,231	2,217
Sale Price	\$1,540,000.00	\$1,950,000.00	\$1,474,000.00	\$1,650,000.00	\$1,697,200.00
Price/Sq Footage	\$742.88	\$941.12	\$680.52	\$732.86	\$767.88

Summary

	Address	City State Zip	Recording Date	Sale Price	Price Per Sq Ft	Building Sq Ft	Bedrooms	Total Baths	Dist (miles)	Year Built	Total Assessment
1.	316 S Canon Dr	Beverly Hills CA 90212	04/15/2008	\$1,635,000	\$732.86	2,231	3	2	.178081	1926	\$1,560,600
2.	264 S Oakhurst Dr	Beverly Hills CA 90212	07/03/2008	\$1,777,000	\$765.62	2,321	3	2	.341362	1927	\$644,170
3.	360 S Maple Dr	Beverly Hills CA 90212	02/25/2008	\$1,650,000	\$719.27	2,294	4	2	.349704	1938	\$882,189
4.	321 S Rodeo Dr	Beverly Hills CA 90212	02/25/2008	\$1,950,000	\$941.12	2,072	3	2	.362903	1930	\$1,950,000
5.	272 S Almont Dr	Beverly Hills CA 90211	03/13/2008	\$1,474,000	\$680.52	2,166	3	2	.518778	1926	\$809,913

Details

	Subject	Comp#1	Comp#2	Comp#3
Address	225 S Crescent Dr	316 S Canon Dr	264 S Oakhurst Dr	360 S Maple Dr
Property City	Beverly Hills	Beverly Hills	Beverly Hills	Beverly Hills
Zip Code	90212	90212	90212	90212
Map Page/Grid	632-G2	632-G3	632-H2	632-G3
Tract Number	6380	6380	6380	6380
School District	Beverly Hills City U	Beverly Hills City U	Beverly Hills City U	Beverly Hills City U
Dist (miles)		.178081	.341362	.349704
Tax ID	4331-007-007	4331-006-032	4331-022-021	4331-016-021
County Use Code	Single Family Resid	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR	SFR
Annual Tax	\$2,108	\$16,645	\$6,867	\$9,387
Settle Date	05/30/2008	02/20/2008	06/28/2008	01/30/2008
Sale Price	\$1,540,000	\$1,635,000	\$1,777,000	\$1,650,000
Year Built	1927	1926	1927	1938
Recording Date	06/17/2008	04/15/2008	07/03/2008	02/25/2008
Building Sq Ft	2,073	2,231	2,321	2,294
Style	Spanish	Tudor	Spanish	Conventional
Stories	1	1	2	1
Total Units	1	1	1	1
Total Rooms	6	6	6	6
Bedrooms	3	3	3	4
Total Baths	3	2	2	2
Full Baths	3	2	2	2
Fireplaces	1	1	1	1
Floor Cover	Hardwood	Hardwood	Hardwood	Hardwood
Interior Wall	Plaster	Plaster	Plaster	Plaster
Exterior	Stucco	Stucco	Stucco	Shingle Siding
Garage Type	Carport	Carport	Detached Garage	Carport
Garage Capacity	3	2	2	2
Foundation	Raised	Raised	Raised	Raised
Roof Material	Tile	Composition Shingle	Tile	Wood Shake
Pool			Pool	Spa
Effective Year Built	1937	1928	1944	1956
Water	Public		Public	Public
Sewer	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Heat Type	Floor Furnace	Central	Gravity	Floor Furnace
Cooling Type				Window
Lot Frontage	50	50	48	50
Lot Depth	121	121	120	121
Lot Acres	.1388	.1388	.1377	.1388
Waterfront Influence				
Lot Sq Ft	6050	6050	6000	6050
Condition	Average		Good	Average
Quality	Good		Good	Good
Document No	1070653	646711	1189209	319006
Deed Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed

	Subject	Comp#4	Comp#5
Address	225 S Crescent Dr	321 S Rodeo Dr	272 S Almont Dr
Property City	Beverly Hills	Beverly Hills	Beverly Hills
Zip Code	90212	90212	90211
Map Page/Grid	632-G2	632-F3	632-H2
Tract Number	6380	7710	6380
School District	Beverly Hills City U	Beverly Hills City U	Beverly Hills City U
Dist (miles)		.362903	.518778
Tax ID	4331-007-007	4328-029-006	4333-003-020
County Use Code	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR
Annual Tax	\$2,108	\$2,025	\$8,617
Settle Date	05/30/2008	01/24/2008	03/06/2008
Sale Price	\$1,540,000	\$1,950,000	\$1,474,000
Year Built	1927	1930	1926
Recording Date	06/17/2008	02/25/2008	03/13/2008
Building Sq Ft	2,073	2,072	2,166
Style	Spanish	Spanish	Spanish
Stories	1	1	1
Total Units	1	1	1
Total Rooms	6	6	6
Bedrooms	3	3	3
Total Baths	3	2	2
Full Baths	3	2	2
Fireplaces	1	1	1
Floor Cover	Hardwood	Hardwood	Hardwood
Interior Wall	Plaster	Plaster	Plaster
Exterior	Stucco	Stucco	Stucco
Garage Type	Carport	Carport	Carport
Garage Capacity	3	2	2
Foundation	Raised	Raised	Raised
Roof Material	Tile	Tile	Tile
Pool			
Effective Year Built	1937	1937	1955
Water	Public		Public
Sewer	Type Unknown	Type Unknown	Type Unknown
Heat Type	Floor Furnace	Central	Floor Furnace
Cooling Type			
Lot Frontage	50	50	50
Lot Depth	121	128	120
Lot Acres	.1388	.1469	.1377
Waterfront Influence			Corner
Lot Sq Ft	6050	6400	6000
Condition	Average		Average
Quality	Good		Good
Document No	1070653	319067	432317
Deed Type	Grant Deed	Grant Deed	Grant Deed

Courtesy of Marc Wizman
The MLS-CLAW Inc

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Market Analysis Report

	Active	Backup	Pending	Sold LP	Sold SP **	Expired	Withdrawn
# of Listings	1	--	2	1	1	--	--
Average DOM	112	--	64	9	9	--	--
Low Price \$	1,750,000	--	1,850,000	1,775,000	1,777,000	--	--
Median Price \$	1,750,000	--	1,922,500	1,775,000	1,777,000	--	--
High Price \$	1,750,000	--	1,995,000	1,775,000	1,777,000	--	--
Average Price Total \$	1,750,000	--	1,922,500	1,775,000	1,777,000	--	--
*Avg. Price w/ Sq.Ft. \$	1,750,000	--	1,922,500	1,775,000	1,777,000	--	--
*Average Sq. Ft.	2,227	--	2,556	2,321	2,321	--	--
*Avg. Price/Sq.Ft. \$	785.81	--	752.15	764.76	765.62	--	--
***Avg. Price w/ LSZ \$	1,750,000	--	1,922,500	1,775,000	1,777,000	--	--
***Average LSZ	6,050	--	6,693	6,000	6,000	--	--
***Average Price/LSZ \$	289.26	--	287.24	295.83	296.17	--	--
Average SP/Average LP	--	--	--	--	100.11%	--	--

* = Square footage calculations do not include those listings with a reported square footage of zero (0 such listings were found).

*** = Lot size calculations do not include those listings with a reported lot size of zero (0 such listings were found).

** = All calculations in the "Sold (Sold Price)" column do not include those Sold listings with either a reported square footage of zero or a reported Selling Price of zero (0 such listings were found) or a reported lot size of zero (0 such listings were found).