

# OCTOBER 2008 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

| SINGLE FAMILY SALES . OCTOBER . 2008 |     |      |       |        |        |              |
|--------------------------------------|-----|------|-------|--------|--------|--------------|
| STREET                               | BDM | BTH  | SQ FT | YR BLT | LOT SZ | SALE PRICE   |
| PENMAR AVE                           | 2   | 1    | 742   | 1949   | 2880   | \$589,900    |
| INDIANA AVE                          | 3   | 1    | 1082  | 1951   | 5436   | \$815,000    |
| GLENCOE AVE                          | 3   | 3    | 1459  | 1948   | 5458   | \$819,000    |
| CLEMENT AVE                          | 3   | 2.75 | 888   | 1950   | 3598   | \$915,000    |
| AMOROSO PL                           | 2   | 2    | 1202  | 1951   | 3598   | \$965,000    |
| GLENCOE AVE                          | 2   | 1    | 1850  | 1923   | 6107   | \$1,135,000  |
| OCEAN AVE                            | 3   | 3    | 2076  | 1954   | 2696   | \$1,200,000  |
| OCEAN AVE                            | 3   | 2.5  | 1672  | 1991   | 2696   | \$1,320,000  |
| CRESTMORE PL                         | 2   | 2    | 888   | 1948   | 4199   | \$1,320,000  |
| LINNIE CANAL                         | 3   | 3    | 2884  | 1986   | 2849   | \$1,975,000  |
| GLYNDON AVE                          | 4   | 4.5  | 3720  | 2008   | 5406   | \$1,985,000  |
| OLIVE ST                             | 3   | 2.5  | 2786  | 1993   | 3759   | \$2,200,000  |
| LINNIE CANAL                         | 4   | 4    | 2574  | 1979   | 2849   | \$2,226,775  |
| HOWLAND CANAL                        | 4   | 4.5  | N/A   | 2008   | 2849   | \$3,020,000  |
| CABRILLO AVE                         | 2   | 2    | 2100  | 2008   | 2570   | \$3,200,000  |
| TOTAL SALES                          |     |      |       |        |        | \$23,685,675 |
| AVERAGE SALE PRICE                   |     |      |       |        |        | \$1,579,045  |
| AVERAGE \$ PER SQ FT                 |     |      |       |        |        | \$797        |

## VENICE RESIDENTIAL INCOME SALES ...

| RESIDENTIAL INCOME SALES . OCTOBER . 2008 |         |     |     |       |        |        |             |
|---|---------|-----|-----|-------|--------|--------|-------------|
| STREET                                    | # UNITS | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE  |
| BERNARD AVE                               | 2       | 2   | 2   | 1101  | 1947   | 4269   | \$967,301   |
| MILWOOD AVE                               | 4       | 4   | 4   | 1536  | 1924   | 5397   | \$1,212,500 |
| TOTAL SALES                               |         |     |     |       |        |        | \$2,179,801 |
| AVERAGE SALE PRICE                        |         |     |     |       |        |        | \$1,089,901 |
| AVERAGE \$ PER SQ FT                      |         |     |     |       |        |        | \$827       |

## VENICE CONDOMINIUM SALES ...

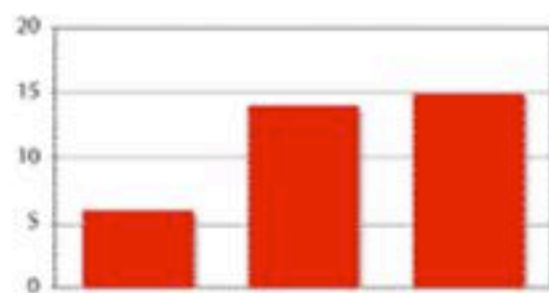
| CONDOMINIUM SALES . OCTOBER . 2008 |     |     |       |        |        |             |
|------------------------------------|-----|-----|-------|--------|--------|-------------|
| STREET                             | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE  |
| MILDRED AVE                        | 2   | 2.5 | 1695  | 2008   |        | \$1,075,000 |
| TOTAL SALES                        |     |     |       |        |        | \$1,075,000 |
| AVERAGE SALE PRICE                 |     |     |       |        |        | \$1,075,000 |
| AVERAGE \$ PER SQ FT               |     |     |       |        |        | \$634       |

## VENICE COMMERCIAL SALES ...

| COMMERCIAL SALES . OCTOBER . 2008 |       |        |        |             |
|-----------------------------------|-------|--------|--------|-------------|
| STREET                            | SQ FT | YR BLT | LOT SZ | SALE PRICE  |
| OCEAN FRONT WALK                  | 30586 | 1925   | 21432  | \$3,000,000 |

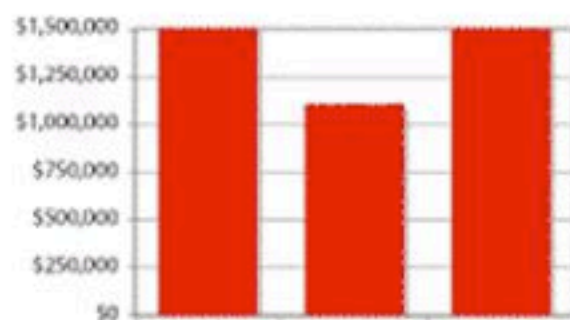
## SALES COMPARISON ...

Number of Single Family Homes Sold



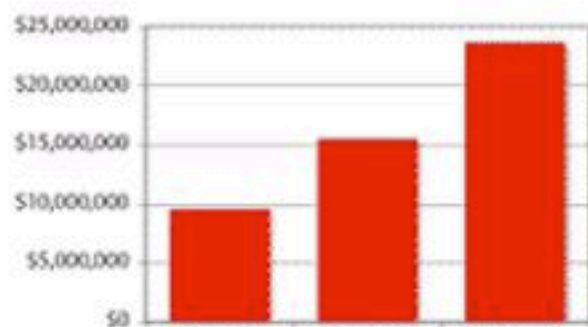
|         | OCT 2007 | SEPT 2008 | OCT 2008 |
|---------|----------|-----------|----------|
| # SALES | 6        | 14        | 15       |

Average Single Family Home Sale Price



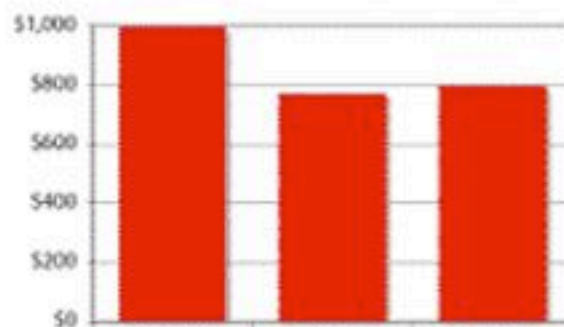
|              | OCT 2007    | SEPT 2008   | OCT 2008    |
|--------------|-------------|-------------|-------------|
| AVG SALES \$ | \$1,600,000 | \$1,105,929 | \$1,579,045 |

Total Single Family Home Sales Volume



|              | OCT 2007    | SEPT 2008    | OCT 2008     |
|--------------|-------------|--------------|--------------|
| TOT SALES \$ | \$9,600,001 | \$15,483,000 | \$23,685,675 |

Average Single Family Home Price / Sq Ft



|           | OCT 2007 | SEPT 2008 | OCT 2008 |
|-----------|----------|-----------|----------|
| AVG \$/SF | \$995    | \$772     | \$797    |