



## Comps Report

City/State: BEAUMONT CA

March 2008

Address	TG Map	SalePrice	Sq. Feet	Price/Foot	Beds	Baths	YearBuilt	SaleDate
1267 EDGAR AVE	720-H1	115,000	804	143	2	2.0	1946	3/31/2008
1035 E 11TH ST	720-J2	121,500	820	148	2	1.0	1965	3/5/2008
1236 N CALIFORNIA AVE	720-H1	140,000	1,254	112	2	2.0	1960	3/31/2008
1173 EDGAR AVE	720-H2	150,000	1,284	117	2	2.0	1964	3/14/2008
1324 E 8TH ST	721-A2	173,500	1,164	149	3	1.0	1947	3/7/2008
970 PALM AVE	720-J2	195,000	1,548	126	2	1.0	1948	3/20/2008
1133 EUCLID AVE	720-H2	195,909	1,173	167	3	2.0	1985	3/31/2008
1373 PALM AVE	720-J1	210,000	1,502	140	3	2.0	1962	3/27/2008
38961 KENNETH CT	690-H4	214,000	1,578	136	4	2.0	1966	3/24/2008
41104 ROUND HILL CT	691-C5	220,000	1,286	171	2	2.0	1990	3/3/2008
1338 MASSACHUSETTS AVE	720-J1	220,000	1,120	196	3	2.0	1971	3/7/2008
1267 SUNBURST DR		227,500	1,291	176	3	2.0	2003	3/28/2008
703 CHERRY VALLEY ACRES		230,000	1,852	124	4	2.0	2005	3/21/2008
1456 ROADRUNNER LN		230,000	2,015	114	4	3.0	2002	3/7/2008
101 MYRL DR	720-H1	235,000	2,786	84	5	3.0	1960	3/14/2008
1520 TRINETTE DR	690-J7	235,000	1,857	127	4	3.0	2002	3/19/2008
1719 MORGAN AVE		240,000	1,657	145	3	2.0	2005	3/21/2008
10820 HANNON RD	690-E5	240,000	3,284	73	3	3.0	1991	3/31/2008
1561 BIG SKY DR		242,000	1,648	147	3	2.0	2006	3/21/2008
11577 BUNKER PL		250,000	2,280	110	4	3.0	2005	3/31/2008
728 CALUMET AVE		250,000	2,382	105	4	3.0	2002	3/10/2008
693 CEDAR VIEW DR		250,000	2,358	106	5	3.0	2005	3/11/2008
1524 SUSAN ST	690-J7	250,000	1,545	162	3	3.0	1999	3/6/2008
675 ASHFORD CT		255,000	1,866	137	3	2.0	2002	3/7/2008
735 CARDINAL ST		260,000	2,015	129	4	3.0	2002	3/12/2008
1495 MIDNIGHT SUN DR		265,000	2,306	115	3	3.0	2005	3/14/2008
11256 RUNYAN RD		270,000	2,698	100	4	4.0	2005	3/13/2008
1155 N SHOOTING STAR DR		271,909	2,073	131	4	2.0	2005	3/26/2008
36434 EAGLE LN		280,000	2,531	111	3	2.0	2005	3/14/2008
665 CALUMET AVE		280,000	2,072	135	4	2.0	2002	3/5/2008
1623 KIRBY CT		285,000	2,592	110	4	3.0	2005	3/28/2008
810 CHALLENGE AVE		290,000	2,657	109	4	3.0	2003	3/6/2008
37137 BRUTUS WAY		295,000	3,752	79	4	3.0	2006	3/31/2008
35864 ANDERSON ST		300,000	2,778	108	4	3.0	2006	3/25/2008
1446 BIG SKY DR		305,000	3,079	99	4	3.0	2005	3/6/2008
35842 TREVINO TRL		313,000						3/13/2008



## Comps Report

City/State: BEAUMONT CA

March 2008

Address	TG Map	SalePrice	Sq. Feet	Price/Foot	Beds	Baths	YearBuilt	SaleDate
1086 NIGHTHAWK PL		315,000	3,275	96	4	3.0	2003	3/13/2008
1185 SAGAMORE CIR		330,000	2,072	159	4	2.0	2002	3/21/2008
11287 CASPER CV		333,500	2,778	120	4	3.0	2006	3/13/2008
35789 TREVINO TRL		347,500						3/6/2008
35830 TREVINO TRL		363,500						3/13/2008

**The Total Sales Are** 41  
**The Average Sales Price Is:** \$248,630  
**The Average Square Footage Is:** 1879  
**The Average Cost Per Square Foot Is:** \$117

**The above Comps reflect full value transfers only**