

Closed Sale Properties



Addr: 17269 Manzanita Fontana
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** K09017949
OP: \$122,900
LP: \$117,900 **SP:** \$124,000 **Apx SF:** 1,525
LD: 02/11/2009 **SD:** 04/30/2009 **\$/SF:** \$81.31
Beds: 2 **Bath To:** 2.00 **LotSF:** 9,180
YBl: 1958 **Prking:** **DOM:** 28
Elem: **Mid:** **High:**

Property Description: Property Is Located In The City Of Fontana, Features 2 Bedrooms, 2 Bath. This Property Is Prices To Sell Will Not Last Long, Submit Your Offer Today!



Addr: 3452 Elm 203, Long Beach **MLS #:** P676513
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$129,000
LP: \$129,000 **SP:** \$129,000 **Apx SF:** 717
LD: 02/19/2009 **SD:** 04/23/2009 **\$/SF:** \$179.92
Beds: 1 **Bath To:** 1.00 **LotSF:** 640
YBl: 1966 **Prking:** Subterranean, Gated **DOM:** 15
Elem: **Mid:** **High:**

Property Description: Standard Sale Of This Stunning Condo. Shows Oh So Lovely! Unit Has Been Reconditioned Top To Bottom; Ceilings Have Been Restored To A Smooth Surface, The Bathroom Has Been Reconditioned To A Shiny Finish. All New Designer Paint, Flooring And Window Coverings. Gated, Subterranean Parking, Elevator Access. Turnkey, Just Move In! Don'T Miss This Unit. Near Freeways, Public Transportation, Shopping And Restaurants.



Addr: 102 West 49Th Long Beach **MLS #:** R809795
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$159,900
LP: \$159,900 **SP:** \$159,900 **Apx SF:** 960
LD: 10/30/2008 **SD:** 04/16/2009 **\$/SF:** \$166.56
Beds: 3 **Bath To:** 1.00 **LotSF:** 7,250
YBl: 1947 **Prking:** **DOM:** 125
Elem: Call **Mid:** School **High:** District

Property Description: Bank Owned. On 2 Tied Lots, 25X145 Each, 7250 Sqft Of Land. Nice Quiet Street, Great Bixby Knolls Area, 3 Blocks To Virginia Country Club, 1-2 Minutes To 710 & 405.



Addr: 102 West 49Th Long Beach **MLS #:** 08325383
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$159,900
LP: \$159,900 **SP:** \$159,900 **Apx SF:** 960
LD: 10/30/2008 **SD:** 04/16/2009 **\$/SF:** \$166.56
Beds: 3 **Bath To:** 1.00 **LotSF:** 7,250
YBl: 1947 **Prking:** Garage **DOM:** 124
Elem: Call **Mid:** School **High:** District

Property Description: Bank Owned. On 2 Tied Lots, 25X145 Each, 7250 Sqft Of Land. Nice Quiet Street, Great Bixby Knolls Area, 3 Blocks To Virginia Country Club, 1-2 Minutes To 710 & 405.

Closed Sale Properties



Addr: 5027 Boyar Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P665367
OP: \$279,000
LP: \$264,500 **SP:** \$240,000 **Apx SF:** 1,292
LD: 11/18/2008 **SD:** 04/08/2009 **\$/SF:** \$185.76
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,814
YBl: 1942 **Prking:** **DOM:** 64
Elem: **Mid:** **High:**

Property Description: Needs Tlc & Priced Accordingly!! No Fha Or Min-Down Financing (Except Fha 203K Or Other Rehab Loan)! Features Include Fireplace In Family Room, Pool At Rear + 1D Garage Has Been Converted To 2 Bedrooms + Kitchenette & Bath Without Permits. Tax Records Show 4/2, Property Is Actually 3 Bedrooms, 1.75 Bathrooms.



Addr: 3725 Country Club 12, Long Beach **MLS #:** P669769
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$259,900
LP: \$259,900 **SP:** \$259,000 **Apx SF:** 954
LD: 12/31/2008 **SD:** 03/10/2009 **\$/SF:** \$271.49
Beds: 2 **Bath To:** 2.00 **LotSF:** 2,395
YBl: 1974 **Prking:** **DOM:** 91
Elem: Los cerritos **Mid:** Hughes **High:** Poly

Property Description: Agents This Is A Regular Sale, Not A Short Sale Or A Reo. This Is A Very Nice 2 Bedroom, 1&3/4 Bath End Unit Condo In The Country Club Villas. Brand New Carpet Thur-Out, New Paint. Refrigerator, Built-In Gas Range And Washer @ Dryer Are Included In Sale, ***Seller Is Willing To Pay 1 Years Worth Of Hoa For Right Price***



Addr: 5036 North Raton Long Beach **MLS #:** P676895
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$339,900
LP: \$345,000 **SP:** \$341,000 **Apx SF:** 1,350
LD: 02/23/2009 **SD:** 04/17/2009 **\$/SF:** \$252.59
Beds: 2 **Bath To:** 2.00 **LotSF:** 7,050
YBl: 1942 **Prking:** **DOM:** 50
Elem: **Mid:** **High:**

Property Description: This Wonderful Home Has A Beautiful Park Like Yard With A Great Tree. The Home Features A Country Kitchen, Living Room, Two Bedrooms, Formal Dining Area, And A Step Down Family Room With Fireplace. Located On A Quiet Circle Street.



Addr: 1107 East 46Th Long Beach **MLS #:** B2104702
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$349,000
LP: \$349,000 **SP:** \$349,000 **Apx SF:** 1,372
LD: 01/09/2009 **SD:** 04/03/2009 **\$/SF:** \$254.37
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,800
YBl: 1951 **Prking:** **DOM:** 32
Elem: **Mid:** **High:**

Property Description: Great Opportunity For The Handyman Buyer. You Could Bring This Home Back To The Original Luster. This Home Has A Great Floorplan, Large Rooms, Hardwood Floors, Fireplace, Plenty Of Storage, A Covered Patio, Large Fenced Back Yard With A Lovely Shade Tree And Double Car Garage.

Closed Sale Properties



Addr: 4333 Boyar Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P674559
OP: \$337,800
LP: \$337,800 **SP:** \$360,000 **Apx SF:** 1,164
LD: 02/05/2009 **SD:** 03/31/2009 **\$/SF:** \$309.28
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,384
YBl: 1944 **Prking:** **DOM:** 29
Elem: Call to Confirm **Mid:** Call to Confirm **High:** Call to Confirm

Property Description: This Is A Very Nice Home Located In Bixby Highlands...On A Great Street And Neighborhood With Great Curb Appeal. Open And Bright Floor Plan. Romantic Fireplace In Living Room. Newer Windows. Newer Remodelled Kitchen With Breakfast Bar. Dining Area Looks Out To A Large Garden. Master Suite Has Its Own En-Suite Bathroom...Recently Remodelled.



Addr: 5065 Gardenia Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P672862
OP: \$370,500
LP: \$355,680 **SP:** \$360,000 **Apx SF:** 2,000
LD: 01/23/2009 **SD:** 04/16/2009 **\$/SF:** \$180.00
Beds: 4 **Bath To:** 2.00 **LotSF:** 5,580
YBl: 1942 **Prking:** **DOM:** 71
Elem: **Mid:** **High:**

Property Description: Fha Should Be A-Ok For Financing On This 4 Bedroom (+ 5Th Non-Conforming Bedroom Or Den), 2 Bath Home! Needs A Little Tlc But Priced To Sell Now!! Features Include Living Room Entrance With Wood Floors, Newer Aluminum Windows Thru-Out, Kitchen/Dining Combo With Granite Counter Tops, Recessed Lighting Thru-Out. 1 Bedroom/1 Bath At Front Leads To Bonus Bedroom (5Th Non-Conforming Or Den) To A Step-Down Den And 3 Additional Bedrooms Off Hallway Bath. Concrete Patio Slab At Rear + Storage Shed And 2-Car Garage With Laundry! Hurry... This Will Not Last Long!!



Addr: 1812 East Silva Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P676714
OP: \$345,000
LP: \$345,000 **SP:** \$370,000 **Apx SF:** 1,566
LD: 02/21/2009 **SD:** 04/10/2009 **\$/SF:** \$236.27
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,200
YBl: 1942 **Prking:** **DOM:** 50
Elem: **Mid:** **High:**

Property Description: Recently Remodeled Home In Bixby Knolls Area. Home Features Newer Hardwood Floors, Windows, Stucco, Electrical, Plumbing, Roof, Bathrooms And Kitchen. Property Has Three Large Bedrooms With Two Full Bathrooms. The Master Suite Features A Private Entrance With Patio Onto The Back Yard. Large Detached Two Car Garage. Property Sold As Is.

Closed Sale Properties



Addr: 4217 Gardenia Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P677250
OP: \$475,000
LP: \$475,000 **SP:** \$440,000 **Apx SF:** 1,651
LD: 02/25/2009 **SD:** 04/23/2009 **\$/SF:** \$266.51
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,105
YBl: 1942 **Prking:** Garage Door Opener, **DOM:** 37
Elem: Longfellow **Mid:** Hughes **High:** Poly

Property Description: This Stunningly Beautiful Victorian Style Home Defines 'Elegance' And Is Situated In The Bixby Highlands Neighborhood Of Long Beach. Spacious Formal Living Room & Dining Room, Hardwood Floors, Crown Molding, Custom Window Treatments. Remodeled Gourmet Dream Kitchen W/ Porcelain Travertine Flooring, Granite Counters, Custom Cabinetry W/ Glass Doors. Built-In Appliances W/ Cabinet Paneled Fronts Include Ge Profile Refrigerator, Miele Dishwasher, Miele Washer & Dryer. Jenn Air Stove W/ Accessories & Above-Counter Microwave Included. Step-Down Master Suite W/ Sitting Area, European Walk-In Closet, Hardwood Floors, Crown Molding. Master Bath Includes Victorian Two-Legged Porcelain Pedestal Sink, & Porcelain Tile Wainscoting & Surround. Two Guest Bedrooms. Bonus Room W/ Slate Floors, Oak Wainscoting, Two Sliding Doors To Breathtaking English Gardens W/ Fish Pond, Waterfall Feature, Gazebo, Rock Pathways. Completely Finished 2-Car Garage With Cabinets, Workbench, Pull-Down Stairs To Full Attic.



Addr: 638 Avery Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** G101580
OP: \$569,000
LP: \$569,000 **SP:** \$535,000 **Apx SF:** 2,006
LD: 10/08/2008 **SD:** 12/15/2008 **\$/SF:** \$266.70
Beds: 3 **Bath To:** 3.00 **LotSF:** 6,508
YBl: 1979 **Prking:** Garage Door Opener, **DOM:** 176
Elem: Los Cerritos **Mid:** Huges **High:** Poly

Property Description: Meticulously Maintained And Upgraded Townhome Is Surrounded By Gardens, Patios, Meandering Paths And An Overall Sense Of Solitude And Privacy. Entertainers Delight W/ Spacious Indoor And Outdoor Living Areas. Both Bedrooms Are On Entry Level Plus There Is A Spacious Loft.



Addr: 1141 East Claiborne Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P670415
OP: \$645,000
LP: \$645,000 **SP:** \$625,000 **Apx SF:** 2,200
LD: 01/06/2009 **SD:** 03/31/2009 **\$/SF:** \$284.09
Beds: 3 **Bath To:** 3.00 **LotSF:** 11,670
YBl: 1949 **Prking:** **DOM:** 74
Elem: **Mid:** **High:**

Property Description:

Closed Sale Properties

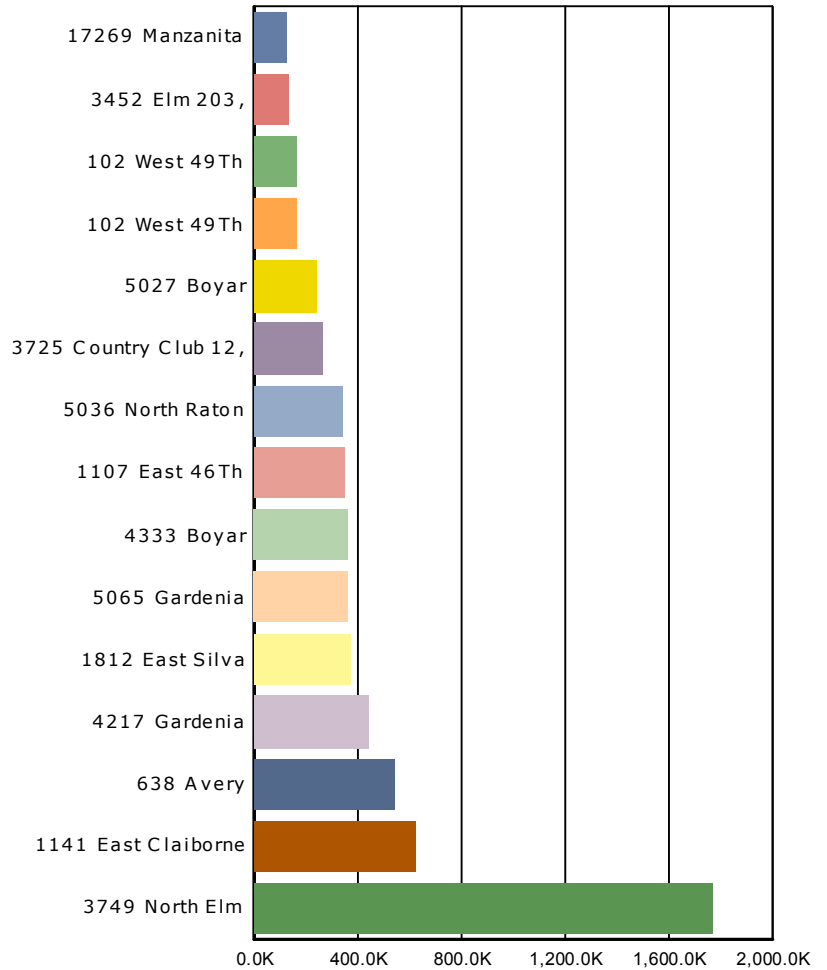


Addr: 3749 North Elm Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P670844
OP: \$1,950,000
LP: \$1,950,000 **SP:** \$1,770,000 **Apx SF:** 5,550
LD: 01/09/2009 **SD:** 04/08/2009 **\$/SF:** \$318.92
Beds: 4 **Bath To:** 6.00 **LotSF:** 16,736
YBl: 2007 **Prking:** **DOM:** 21
Elem: **Mid:** **High:**

Property Description: Newer Estate Completed In 2007. Spectacular Entrance Very Large Rooms. Gourmet Kitchen. 2 Fireplaces Guest House In Rear With 3/4 Bath, Not Included In Sq Ft Of House.

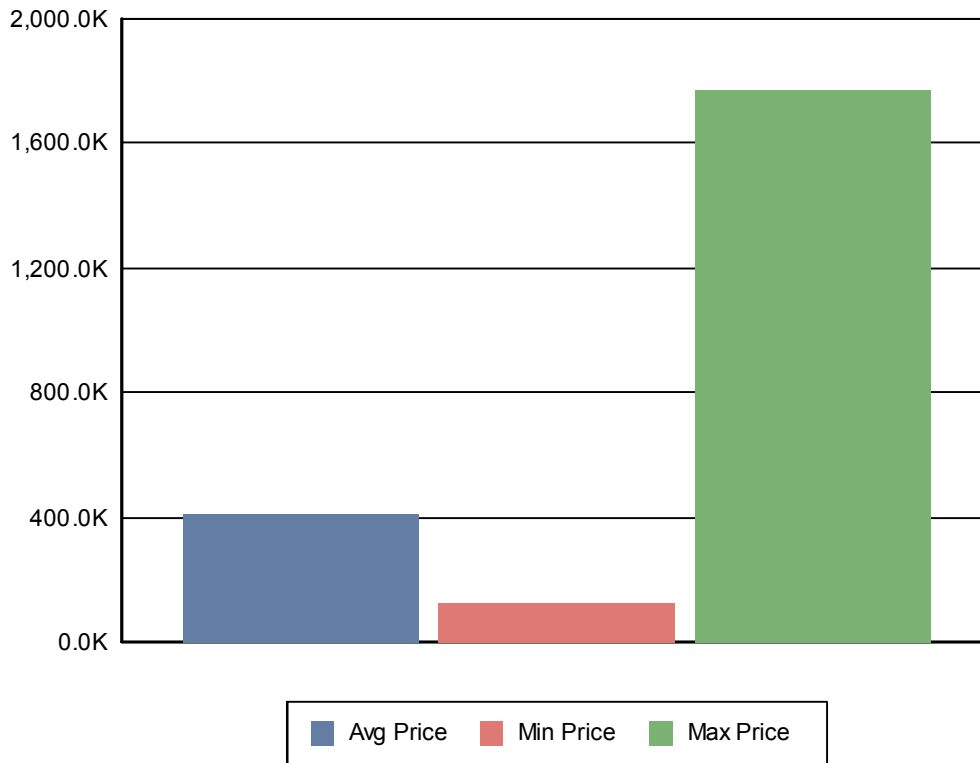
Closed Sale Properties

Total # of Listings	15
Lowest Price	\$124,000
Highest Price	\$1,770,000
Average Price	\$414,787
Avg. Price/SqFt	\$228.02
Avg DOM	66



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$124,000	\$1,770,000	\$414,787	\$228.02
Totals / Averages	\$124,000	\$1,770,000	\$414,787	\$228.02

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
17269 Manzanita Fontana	\$117,900	\$124,000	28	%5.17	\$81.31
3452 Elm 203, Long Beach	\$129,000	\$129,000	15	%0.00	\$179.92
102 West 49Th Long Beach	\$159,900	\$159,900	125	%0.00	\$166.56
102 West 49Th Long Beach	\$159,900	\$159,900	124	%0.00	\$166.56
5027 Boyar Long Beach	\$264,500	\$240,000	64	-%9.26	\$185.76
3725 Country Club 12, Long Beach	\$259,900	\$259,000	91	-%0.35	\$271.49
5036 North Raton Long Beach	\$345,000	\$341,000	50	-%1.16	\$252.59
1107 East 46Th Long Beach	\$349,000	\$349,000	32	%0.00	\$254.37
4333 Boyar Long Beach	\$337,800	\$360,000	29	%6.57	\$309.28
5065 Gardenia Long Beach	\$355,680	\$360,000	71	%1.21	\$180.00
1812 East Silva Long Beach	\$345,000	\$370,000	50	%7.25	\$236.27
4217 Gardenia Long Beach	\$475,000	\$440,000	37	-%7.37	\$266.51
638 Avery Long Beach	\$569,000	\$535,000	176	-%5.98	\$266.70
1141 East Claiborne Long Beach	\$645,000	\$625,000	74	-%3.10	\$284.09
3749 North Elm Long Beach	\$1,950,000	\$1,770,000	21	-%9.23	\$318.92
Total Averages	\$430,839	\$414,787	66	%-1.08	\$228.02

Note: Selected properties without SQFT values are not included in the "Average per Sqft" calculations

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	17269 Manzanita	2	2.00	1,525	1958	\$117,900	\$124,000	04/30/2009	28
S	3452 Elm 203	1	1.00	717	1966	\$129,000	\$129,000	04/23/2009	15
S	102 West 49Th	3	1.00	960	1947	\$159,900	\$159,900	04/16/2009	125
S	102 West 49Th	3	1.00	960	1947	\$159,900	\$159,900	04/16/2009	124
S	5027 Boyar	3	2.00	1,292	1942	\$264,500	\$240,000	04/08/2009	64
S	3725 Country Club 12	2	2.00	954	1974	\$259,900	\$259,000	03/10/2009	91
S	5036 North Raton	2	2.00	1,350	1942	\$345,000	\$341,000	04/17/2009	50
S	1107 East 46Th	3	2.00	1,372	1951	\$349,000	\$349,000	04/03/2009	32
S	4333 Boyar	3	2.00	1,164	1944	\$337,800	\$360,000	03/31/2009	29
S	5065 Gardenia	4	2.00	2,000	1942	\$355,680	\$360,000	04/16/2009	71
S	1812 East Silva	3	2.00	1,566	1942	\$345,000	\$370,000	04/10/2009	50
S	4217 Gardenia	3	2.00	1,651	1942	\$475,000	\$440,000	04/23/2009	37
S	638 Avery	3	3.00	2,006	1979	\$569,000	\$535,000	12/15/2008	176
S	1141 East Claiborne	3	3.00	2,200	1949	\$645,000	\$625,000	03/31/2009	74
S	3749 North Elm	4	6.00	5,550	2007	\$1,950,000	\$1,770,000	04/08/2009	21