

Closed Sale Properties



Addr: 21345 Hawthorne 229, Torrance
Area: Southwood **MLS #:** S09021573
OP: \$494,500
LP: \$454,250 **SP:** \$430,000 **Apx SF:** 1,210
LD: 02/19/2009 **SD:** 08/19/2009 **\$/SF:** \$355.37
Beds: 2 **Bath To:** 2.00 **LotSF:** 84,179
YBl: 2005 **Prking:** Gated, Subterranean **DOM:** 181
Elem: **Mid:** **High:**

Property Description: This Beautiful 2 Bedroom, 2 Bath Unit Overlooking The Pool Area Is Located In An Outstanding 55+ Senior Complex. Close To Shopping, Movie Theaters, Restaurants And The Del Amo Mall This Unit Features A Fabulous Gourmet Kitchen With Stainless Steel Appliances, Granite Counter Tops, Maple Cabinets And Separate Dinning Area. The Master Bedroom Suite Has A Large Walk In Closet And Beautiful Master Bath With A Luxurious Over Sized Shower. Within The Unit Is A Laundry Area With Full Size Washer And Dryer Included. Resort Like Living, Courtyard With Pool And Spa, Barbecue Area, Fitness Center, Recreation Room With Kitchen/Tv, And Pool Table. Turn Key Ready For You. Must See!



Addr: 21318 Anza Torrance
Area: Southwood **MLS #:** S09054885
OP: \$649,000
LP: \$649,000 **SP:** \$618,750 **Apx SF:** 1,200
LD: 05/18/2009 **SD:** 08/21/2009 **\$/SF:** \$515.63
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,500
YBl: 1956 **Prking:** **DOM:** 87
Elem: Anza **Mid:** Jefferson **High:**

Property Description: Fall In Love With This Home Located In The Heart Of Southwood Area In Torrance. It Was Marvelously Refashioned. Beautifully Refurbished Hardwood Flooring And Base Flooring, Dazzling Custom Kitchen Has Maple Cabinets With Lots Of Pull Outs, Pantry, Marble Tile Countertops, Ceramic Tile Flooring. Upgraded Ceiling With Crown Molding, Recessed Lighting, Wainscoting In Bathroom And Dining Area, Custom Windows And Window Treatments. Custom Made Entertainment Center, Newly Painted And Very Well Maintained. Forced Air Heating, Vinyl Millgard Window All Through Out And A Lot More Upgrades. Home Offers Large Backyard Great For Entertaining Friends And Family. Beaming With Natural Light This Home Gives A Good Vibes And Aura. Walking Distance To Award Winning Anza Elementary, Jefferson Middle School And West Highschool. Move In Condition. Perfect Starter Home. Must See! Won'T Last!



Addr: 21622 Linda Torrance
Area: Southwood **MLS #:** S09063208
OP: \$610,000
LP: \$610,000 **SP:** \$625,000 **Apx SF:** 1,155
LD: 06/07/2009 **SD:** 08/19/2009 **\$/SF:** \$541.13
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,700
YBl: 1955 **Prking:** **DOM:** 71
Elem: **Mid:** **High:**

Property Description: Lovely Home On A Beautiful, Tree-Lined Street In The Highly Desirable Southwood Neighborhood. Very Quiet, No Busy Streets Or Thorough Traffic To The Beach From Here. It Couldn'T Get Any Better Than This. Walk To Either Wilderness Park Or Paradise Park, Both Are Only A Few Blocks Away. Also Walking Distance To Bishop Montgomery High School. The Award Winning Torrance Public Schools; Elementary Through High School Are Also Within Walking Distance. The Home Has Many Upgrades And Also Features A Wonderful Backyard With Many Fruit Trees. Perfect For Entertaining. Just Imagine Backyard Barbecues With Family And Friends Here.

Closed Sale Properties



Addr: 3918 Cathann St Torrance
Area: Southwood **MLS #:** V09060999
OP: \$627,000
LP: \$647,000 **SP:** \$637,000 **Apx SF:** 1,156
LD: 06/03/2009 **SD:** 08/20/2009 **\$/SF:** \$551.04
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,300
YBl: 1956 **Prking:** Driveway **DOM:** 75
Elem: **Mid:** **High:**

Property Description: Welcome To The Most Sought After West Torrance Area. This Home Has Been Remodelled With Great Taste And Elegance, Freshly Painted With Warm Colors, Looks Like New. Award Winning School, Beautiful Tree Lined Street, Hardwood Floors, Smooth Ceiling, Recessed Lighting, Base Board, Newer Windows And Doors. New Sliding, Mirror Door Closets. Very Bright And Spacious. Great Pot Belly Fireplace, Remodelled Baths, And Granite Countertops In Kitchen. Backyard Is Perfect For Those Warm Sunny Days As You Sit By The Pool Side And Enjoy The Beautiful California Weather. Buyer To Cooperate With Seller'S 1031 Exchange W/No Expense To Buyer.



Addr: 19916 Grevillea Torrance
Area: West Torrance **MLS #:** S09060805
OP: \$575,000
LP: \$575,000 **SP:** \$560,000 **Apx SF:** 1,120
LD: 06/03/2009 **SD:** 08/10/2009 **\$/SF:** \$500.00
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,724
YBl: 1955 **Prking:** Garage Door Opener, **DOM:** 34
Elem: Tower **Mid:** Bert Lynn **High:** West High

Property Description: Very Nice Location In West High Area , Three Bedrooms / One Bath, Spacious Living Room, Bright And Airy , Newly Painted In / Out , Nice Size Backyard. Close To Middle And High School, Move-In-Condition.



Addr: 19405 Donora Torrance
Area: West Torrance **MLS #:** S09067076
OP: \$565,000
LP: \$565,000 **SP:** \$570,000 **Apx SF:** 1,112
LD: 06/19/2009 **SD:** 07/31/2009 **\$/SF:** \$512.59
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,290
YBl: 1955 **Prking:** Driveway **DOM:** 3
Elem: **Mid:** **High:** WEST HIGH SCHO

Property Description: 3 Bedrooms, 1 Bath, 1112 Sqft Home, 5290 Sqft Lot. Home Is Mostly In Original Condition. Great Opportunity To Buy In A Great West Of Anza , West High School District Neighborhood At A Low Price. 2 Car Detached Garage In Rear + Large Back Yard. Yard Clean Up And Sprinkler Installation Starts Sat. 6/20. Home Needs Painting, Flooring, And Other Updating. Buy "As Is " Now. If Not Sold In A Week "As Is" Property Will Be Removed From The Market And Have Some Freshening Up Completed.

Closed Sale Properties



Addr: 20028 Grevillea Torrance
Area: West Torrance **MLS #:** S09043799
OP: \$63,950
LP: \$599,000 **SP:** \$590,000 **Apx SF:** 1,119
LD: 04/16/2009 **SD:** 08/10/2009 **\$/SF:** \$527.26
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,724
YBl: 1955 **Prking:** Garage Door Opener **DOM:** 76
Elem: **Mid:** **High:**

Property Description: The Best Value In Area 131 West High School. Quiet Street. Newly Remodeled Bathroom And Kitchen. Hardwood Floors, High Beam Ceiling In Living Room. Copper Plumbing, Some Windows Have Been Replaced With Vinyl Windows. Nice Big Back Yard!



Addr: 20004 Hinsdale Torrance **MLS #:** S09016117
Area: West Torrance
OP: \$599,000
LP: \$599,000 **SP:** \$615,000 **Apx SF:** 1,868
LD: 02/06/2009 **SD:** 06/08/2009 **\$/SF:** \$329.23
Beds: 4 **Bath To:** 2.00 **LotSF:** 5,656
YBl: 1955 **Prking:** Driveway **DOM:** 6
Elem: **Mid:** **High:**

Property Description: Short Sale And Ready To Take An Offer To The Bank! Great Home For A Great Price In West High And West Of Anza. Hinsdale Is A Lovely Street Just One Block East Of Entradero. Four Bedrooms, Two Bath, Living Room And Family Room. Open Updated Kitchen, Sunny And Bright Through Out The Home. East Facing Back Yard Off Family Room.



Addr: 5218 Arvada Torrance **MLS #:** S09071208
Area: West Torrance
OP: \$609,500
LP: \$609,500 **SP:** \$625,000 **Apx SF:** 1,112
LD: 07/01/2009 **SD:** 08/26/2009 **\$/SF:** \$562.05
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,400
YBl: 1954 **Prking:** Direct Garage Acces **DOM:** 12
Elem: Towers **Mid:** Bert Lynn **High:** West High

Property Description: Sitting On A Quiet Tree-Lined Street You Couldn'T Have Planned It Better! With Beaches Only A Bike Ride Away And Shops, Stores And Award Winning Schools...All Are Within Walking Distance Of This Charmer. This Home Features A Beautiful Brick Pathway To The New Front Door And A Newly Remodeled Gourmet Kitchen With New Cabinets, Granite Counter Tops, New Sink And New Wood Flooring. The Dining Room Flows Open To The Breakfast Bar, Ktichen And Living Room With Fireplace. You Will Love The Versatility Of Serving Either In The Spacious Dining Area Or In The Outdoor Patio Where The Ultimate In Privacy, Security And Comfort Can Be Had With 8Ft Block Walls In A Very Natural Setting Of Trees And Grassy Areas. But That'S Not All, Both Baths Have Been Remodeled And Never Worry Again About Running Out Of Hot Water With Your Tank-Less Water Heater. Many More Amenities, You'LI Just Have To See For Yourself. This Is A Home You Will Be Proud To Own. Ready To Move In...Easy Living At An Easy Price.

Closed Sale Properties



Addr: 19425 Beckworth Torrance
Area: West Torrance **MLS #:** S09043466
OP: \$689,000
LP: \$699,000 **SP:** \$700,000 **Apx SF:** 1,657
LD: 04/15/2009 **SD:** 08/04/2009 **\$/SF:** \$422.45
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,200
YBlt: **Prking:** Direct Garage Acces **DOM:** 16
Elem: **Mid:** **High:** West High

Property Description: Beautiful West High Home Located On A Wonderful Family Street. It Has 3 Bedrooms, 2 Bathrooms, Including A Master Bedroom And Bathroom. 2 Fireplaces - One In The Living Room And One In The Master Bedroom. Nice Kitchen Cabinets With Breakfast Area In The Kitchen, Plus A Separate Large Dining Area For Formal Dining. 2 Car Attached Garage With Direct Access Into The Home. Private Backyard With Grass And A Patio Area. Automatic Sprinkler System. Torrance School System.



Addr: 19308 Tomlee Torrance **MLS #:** S09056995
Area: West Torrance
OP: \$819,000
LP: \$799,000 **SP:** \$770,000 **Apx SF:** 1,864
LD: 05/22/2009 **SD:** 08/07/2009 **\$/SF:** \$413.09
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,970
YBlt: 1968 **Prking:** Driveway **DOM:** 42
Elem: **Mid:** **High:** West High

Property Description: Rare Opportunity In West Torrance! This Property Is Located On A Highly Sought After Cul-De-Sac, Central To The Community, And Is South-Facing. Some Features Of This Contemporary Home Include: Sunken Living-Room, Formal Dining, Cathedral Ceilings, Newer Windows Throughout, Newer Roof, All Newer Appliances, Updated Bathrooms, And Jacuzzi. The Remodeled Kitchen Features New Cabinets, Stainless Steel Appliances, Granite Counters –Over \$50K In Upgrades. The Master Suite Is Spacious With French-Style Sliding Doors Leading To The Landscaped Backyard. The Huge Back Yard Is Divided Into 2 Sections, One For Play And Another For Entertaining. Walk To West High, Bert Lynn Middle, And Towers Elementary Schools.



Addr: 5549 Lorna Torrance **MLS #:** S09050752
Area: West Torrance
OP: \$1,050,000
LP: \$999,999 **SP:** \$984,000 **Apx SF:** 2,603
LD: 05/06/2009 **SD:** 08/18/2009 **\$/SF:** \$378.03
Beds: 4 **Bath To:** 3.00 **LotSF:** 3,675
YBlt: 1993 **Prking:** Garage Door Opener **DOM:** 74
Elem: **Mid:** **High:**

Property Description: Rare Opportunity In Pacific Colony! Aggressive Price Reduction! This Property Is Located On A Sought After Cul-De-Sac Location, Central To The Community. This Popular Floor Plan (Formal Living And Dining Rooms, Greatroom/Kitchen Combo Opening Onto Back Patio) With Entertainment On The First Floor And Four Spacious Bedrooms Upstairs, Is A True Find. The Living Room Has Cathedral Ceilings. The Remodeled Kitchen Features Maple Cabinetry, Stainless Appliances And Jurupana Bordeaux Granite Countertops, With A Fireplace In The Great Room. The Downstairs Powder Room Has A Stainless Sink And Vanity. Walk Up The Beautifully Curved Staircase To The Second Floor. The Master Suite Is At The End Of The Hallway Gallery (Overlooking The Living Room And Separating It From The Other Three Bedrooms). Warm Up By The Master Bedroom Fireplace After A Bath In The Spa-Like Master Bathroom. The Three Additional Bedrooms Are Spacious And Inviting. Great Closets!

Closed Sale Properties

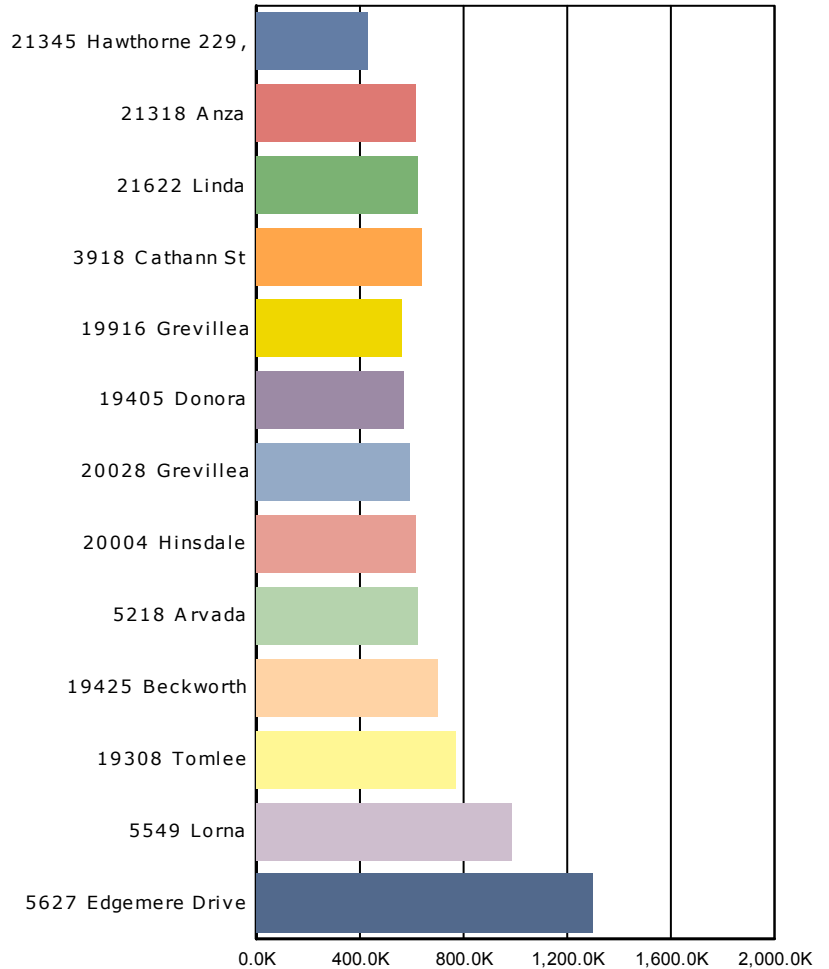


Addr: 5627 Edgemere Drive Torrance
Area: West Torrance
OP: \$1,299,000
LP: \$1,299,000 **SP:** \$1,299,000
LD: 07/08/2009 **SD:** 08/27/2009
Beds: 5 **Bath To:** 5.00
YBl: 2004 **Prking:**
Elem: **Mid:**
MLS #: S09073871
Apx SF: 3,128
\$/SF: \$415.28
LotSF: 10,020
DOM: 5
High:

Property Description: One Of The Nicest Homes In All Of Torrance! Nestled High On The Hill...You Can See All The Way To Long Beach! This (5) Bedroom, (4.5) Bathroom Home Was Custom Built And Upgraded For The Current Owner. This Absolutely Lovely And Very Special Home Features An "Entertainers Delight" Kitchen...Complete With Monogram Double-Door Built-In Refrigerator, Top-Of-The-Line Exhaust Hood, Six Burner Stove Top, Convection Oven, Built-In Microwave Oven And Separate Warming Drawer. A Butler'S Pantry Separates The Dining Room And The Kitchen. Beautiful Hardwood And Tile Flooring Throughout! Each Bedroom Has Large, Bright Windows And Every Window Utilizes 3M Anti-Glare Film, Ensuring That The House Remains Cool During Warm Summer Days. Additionally, Each Bedroom Features A Designer Ceiling Fan. This Home Also Employs An Efficient Dual-Zone Air Conditioning And Heating System. A No Maintenance, Salt Less Water Softening System, Provides Soft Water Throughout. Please See Addendum For More Info.

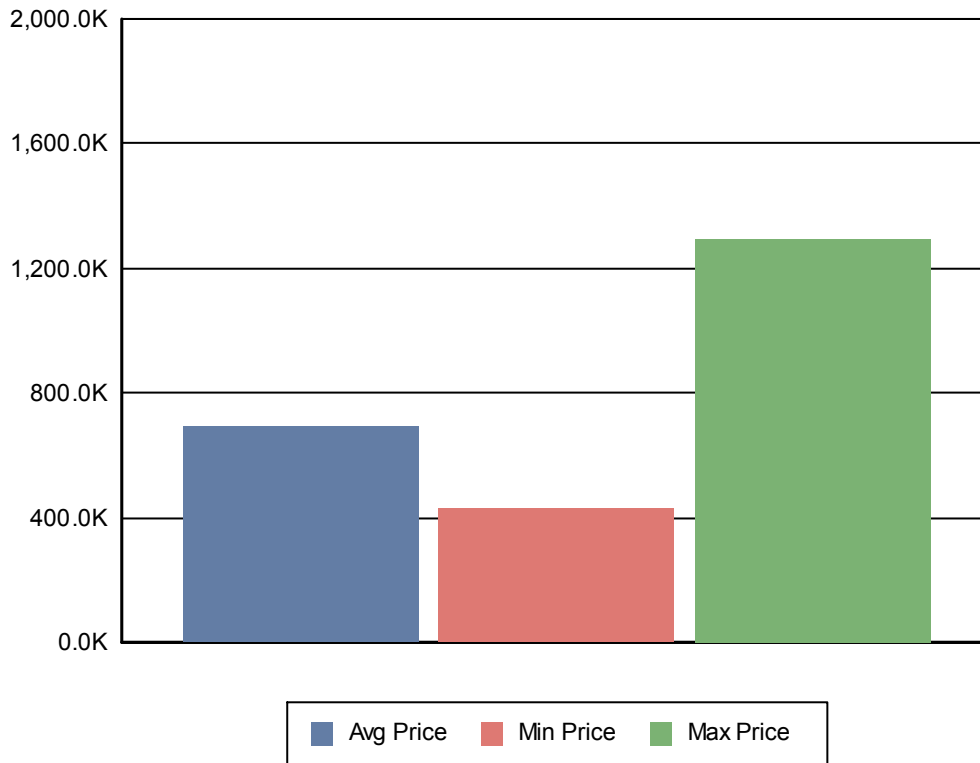
Closed Sale Properties

Total # of Listings	13
Lowest Price	\$430,000
Highest Price	\$1,299,000
Average Price	\$694,135
Avg. Price/SqFt	\$463.32
Avg DOM	52



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$430,000	\$1,299,000	\$694,135	\$463.32
Totals / Averages	\$430,000	\$1,299,000	\$694,135	\$463.32

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
21345 Hawthorne 229, Torrance	\$454,250	\$430,000	181	-%5.34	\$355.37
21318 Anza Torrance	\$649,000	\$618,750	87	-%4.66	\$515.63
21622 Linda Torrance	\$610,000	\$625,000	71	%2.46	\$541.13
3918 Cathann St Torrance	\$647,000	\$637,000	75	-%1.55	\$551.04
19916 Grevillea Torrance	\$575,000	\$560,000	34	-%2.61	\$500.00
19405 Donora Torrance	\$565,000	\$570,000	3	%0.88	\$512.59
20028 Grevillea Torrance	\$599,000	\$590,000	76	-%1.50	\$527.26
20004 Hinsdale Torrance	\$599,000	\$615,000	6	%2.67	\$329.23
5218 Arvada Torrance	\$609,500	\$625,000	12	%2.54	\$562.05
19425 Beckworth Torrance	\$699,000	\$700,000	16	%0.14	\$422.45
19308 Tomlee Torrance	\$799,000	\$770,000	42	-%3.63	\$413.09
5549 Lorna Torrance	\$999,999	\$984,000	74	-%1.60	\$378.03
5627 Edgemere Drive Torrance	\$1,299,000	\$1,299,000	5	%0.00	\$415.28
Total Averages	\$700,365	\$694,135	52	%-0.94	\$463.32

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
A Comparative Market Analysis									
Philip Mc Collum DRE: 01339323									

Date: 10/27/2009

CMA Pro Report

S	21345 Hawthorne 229	2	2.00	1,210	2005	\$454,250	\$430,000	08/19/2009	181
S	21318 Anza	3	2.00	1,200	1956	\$649,000	\$618,750	08/21/2009	87
S	21622 Linda	3	2.00	1,155	1955	\$610,000	\$625,000	08/19/2009	71
S	3918 Cathann St	3	2.00	1,156	1956	\$647,000	\$637,000	08/20/2009	75
S	19916 Grevillea	3	1.00	1,120	1955	\$575,000	\$560,000	08/10/2009	34
S	19405 Donora	3	1.00	1,112	1955	\$565,000	\$570,000	07/31/2009	3
S	20028 Grevillea	3	1.00	1,119	1955	\$599,000	\$590,000	08/10/2009	76
S	20004 Hinsdale	4	2.00	1,868	1955	\$599,000	\$615,000	06/08/2009	6
S	5218 Arvada	3	2.00	1,112	1954	\$609,500	\$625,000	08/26/2009	12
S	19425 Beckworth	3	2.00	1,657		\$699,000	\$700,000	08/04/2009	16
S	19308 Tomlee	3	2.00	1,864	1968	\$799,000	\$770,000	08/07/2009	42
S	5549 Lorna	4	3.00	2,603	1993	\$999,999	\$984,000	08/18/2009	74
S	5627 Edgemere Drive	5	5.00	3,128	2004	\$1,299,000	\$1,299,000	08/27/2009	5