

Closed Sale Properties



Addr: 5021 Atlantic 35, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** 109120601
OP: \$65,000
LP: \$65,000 **SP:** \$71,101 **Apx SF:** 839
LD: 11/11/2009 **SD:** 12/24/2009 **\$/SF:** \$84.74
Beds: 2 **Bath To:** 1.00 **LotSF:** 1,172
YBl: 1965 **Prking:** Carport Detached **DOM:** 5
Elem: **Mid:** **High:**

Property Description: Property Sold As Is Without Repair Or Warranty. Most Suitable For First Time Buyers



Addr: 4595 California 211, Long Beach **MLS #:** P706245
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$249,000
LP: \$249,000 **SP:** \$254,000 **Apx SF:** 1,236
LD: 10/08/2009 **SD:** 12/10/2009 **\$/SF:** \$205.50
Beds: 2 **Bath To:** 2.00 **LotSF:** 444
YBl: 1972 **Prking:** **DOM:** 66
Elem: **Mid:** **High:**

Property Description: Regular Sale!!! Not Reo Or Short Sale!!! This Bixby Knolls Condo Has A Open Floorplan With A Large Living Room And Two Nicely Sized Bedrooms. There Is A Ensuite Master Bedroom With A West Facing Balcony. This Home Is Light, Bright And Airy With A Total Of 3 Balconys, One Off Of The Living Room And Each Bedroom Has It'S Own Private Balcony. Its Just Steps From A Shopping Center And Parks With Easy Access To The 405, 710 And 91 Freeways. Easy Handicapped Access W/ Community Elevator. These Homes Rarely Come On The Market So Hurry This One Won'T Last! Make An Offer Today! To Take Advantage Of The \$8,000 Tax Credit.



Addr: 3913 North Virginia 105, Long Beach **MLS #:** P705964
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$305,000
LP: \$305,000 **SP:** \$307,000 **Apx SF:** 1,070
LD: 10/05/2009 **SD:** 12/02/2009 **\$/SF:** \$286.92
Beds: 2 **Bath To:** 2.00 **LotSF:** 871
YBl: 1986 **Prking:** Gated, Guest, Subter **DOM:** 59
Elem: Los Cerritos **Mid:** **High:** Poly High School

Property Description: Location, Location, Location!!!! Nestled In The Highly Desirable Neighborhood Of Virginia Country Club This 2 Bedroom And 2 Bathroom Condo/Home Has It All. Large Master Suite, Updated Kitchen And New Paint. Enjoy The Quiet Tranquil Surroundings On Your Private Patio. Subterranean Parking And Inside Laundry. Close To Award Winning Schools, Parks And Shopping. This Is A Must See! Call Now With Any Questions Or More Information.



Addr: 3816 North Gardenia Long Beach **MLS #:** P691090
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$439,900
LP: \$370,000 **SP:** \$370,000 **Apx SF:** 1,104
LD: 06/11/2009 **SD:** 12/09/2009 **\$/SF:** \$335.14
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,850
YBl: 1940 **Prking:** **DOM:** 161
Elem: **Mid:** **High:**

Property Description: Bixby Terrace Location! Nice Home In Great Area. Needs Some Tlc. Yard Is Perfect For Entertaining.

Date: 1/3/2010

CMA Pro Report

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Addr: 431 East 44Th Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S581016
OP: \$399,000
LP: \$399,000 **SP:** \$400,000 **Apx SF:** 1,300
LD: 07/08/2009 **SD:** 11/06/2009 **\$/SF:** \$307.69
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,090
YBl: 1944 **Prking:** Street, Driveway **DOM:** 62
Elem: **Mid:** **High:**

Property Description: Cute House



Addr: 4541 Falcon Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P679655
OP: \$429,000
LP: \$429,000 **SP:** \$414,000 **Apx SF:** 1,060
LD: 03/15/2009 **SD:** 12/10/2009 **\$/SF:** \$390.57
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,180
YBl: 1944 **Prking:** **DOM:** 9
Elem: Longfellow **Mid:** Hughes **High:** check city

Property Description: Well Maintained Bixby Highlands Pool Home. 3 Bedrooms - 1.75 Bath. Remodeled Kitchen With Center Island And Granite Counter Tops. Spacious Living Room With Cozy Fireplace. Central Air And Forced Air Heating System. Dual Paned Windows Throughout. Long Driveway Leading To A 2 Car Detacted Garage. Bonus Room Addition Behind Garage. Sprakling Swimming Pool. Lot Size Approx. 6,200 Sq.Ft. Move-In Condition.



Addr: 3745 Gaviota Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P709291
OP: \$450,000
LP: \$450,000 **SP:** \$450,000 **Apx SF:** 1,311
LD: 11/01/2009 **SD:** 12/10/2009 **\$/SF:** \$343.25
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,760
YBl: 1938 **Prking:** **DOM:** 22
Elem: Longfellow **Mid:** Hughes **High:** Apply

Property Description: This 3 Bedroom Is A Great Starter Home, Located On A Beautiful Tree Lined Street In Historical California Heights. Gracious Hardwood Floors, Fireplace, Loads Of Windows And Light, Formail Dining Room, Sunny Office, Large Kitchen With Eat In Area, 3 Good Sized Bedrooms, 2 Full Baths, Room To Make Improvements And Gain Instant Equity! Yard Has Been Professionally Landscaped, Entertainment Areas For Parties, Low Maintance Plantings Have Been Used, Tons Of Fruit Bearing Trees And More. You Must Come And See This Great Home...

Closed Sale Properties



Addr: 4248 Keever Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P692283
OP: \$499,000
LP: \$479,000 **SP:** \$465,000 **Apx SF:** 1,613
LD: 06/20/2009 **SD:** 11/30/2009 **\$/SF:** \$288.28
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,550
YBl: 1943 **Prking:** **DOM:** 125
Elem: **Mid:** **High:**

Property Description: Move In Condition, Lots Of Upgrades, Large 3 Bedroom And Two Bath Home, Big Master Bedroom With Private Bathroom, Dinning Room, Kitchen Opens To Family Area With Fireplace. Huge Bonus Room That Can Be Used As A Second Unit For In Laws. Huge Back Yard For Kids To Play In. Remodeled Kitchen Great For Cooking. Individual Laundry Room, Large Living Room. Close To Freeways, Schools, Shops. Just Unpack And Move In And Have Fun. Two Car Detached Garage With Rv Parking, Long Drive Way For Parking Many Cars A Mans Dream.



Addr: 4726 Bintree Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P692705
OP: \$698,500
LP: \$495,000 **SP:** \$485,000 **Apx SF:** 2,339
LD: 06/23/2009 **SD:** 12/01/2009 **\$/SF:** \$207.35
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,140
YBl: 1953 **Prking:** Garage Door Opener, **DOM:** 142
Elem: **Mid:** **High:**

Property Description: Spacious, Well-Kept 1953 Family Home. Seller Has Lived Here For The Last 23 Years - House Is A Little 'Dated'. Charming Kitchen With Built-In Dining Area. Filled With Tons Of Closets And Storage Space. Walk-In Pantry. Three Bedrooms, Two Large Bathrooms. Large Living Room And Huge Family Room With Fireplace. Ex-Large Covered Patio For Entertaining (Can Be Accessed From Kitchen Or Family Room). Large Backyard With Avocado And Citrus Trees Plus Room For A Garden. Copper Plumbing, Air Conditioning, Newer Roof (2000), New Water Heater, New Garage Door And Opener, Sprinklers (2001) New Sewer Line, Water Softener And A Security System. All Appliances Are Included. Quiet Neighborhood Walking Distance To Elementary School, Shopping, Post Office, Restaurants And Churches. Freeways 710, 405 And 91 Are Close By. Seller Has Had Private Appraisal -- Home Appraised At \$500K. Normal Sale Close In 30 Days Or Less!!



Addr: 3858 Gardenia Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P703211
OP: \$539,000
LP: \$519,000 **SP:** \$499,500 **Apx SF:** 1,858
LD: 09/04/2009 **SD:** 12/10/2009 **\$/SF:** \$268.84
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,967
YBl: 1941 **Prking:** See Remarks **DOM:** 88
Elem: **Mid:** **High:**

Property Description: This Beautiful Home In Long Beach Has It All. Imagine Driving Down The Lovely Tree Lined Street And Pulling Up To A Home That Immediately Expresses That It Has Been Loved And Well Taken Care Of. Kitchen Has Been Upgraded With All New Cabinets And Is Large Enough To Have Its Own Eating Area. There Is A Formal Dining Room Off The Kitchen And You Will Find The Fireplace In The Living Room. In Addition, This Home Has A Large Family Room Complete With Built-Ins. You Can Enter The Backyard From This Room, Kitchen, Or Master Bedroom. The Backyard Is Peaceful And Has A Partially Covered Patio With Spa, The Lawn Is Surrounded By Foliage And Rose Bushes. There Is A 2 Car Garage With Built-Ins And An Additional Garage That Is Large Enough For 2 Cars Or Car And Boat. It Also Has Built-Ins And Is Great For Storage Or Could Be Turned Into An Office, Workout Room, The Possibilities Are Endles. Double Paned Windows Throughout The Home. This Home Is In 'Move-In' Condition.

Closed Sale Properties



Addr: 3758 Gaviota Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P703120
OP: \$509,000
LP: \$509,000 **SP:** \$500,000 **Apx SF:** 1,407
LD: 09/14/2009 **SD:** 12/17/2009 **\$/SF:** \$355.37
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,760
YBl: 1930 **Prking:** **DOM:** 87
Elem: Longfellow **Mid:** Hughes **High:** Poly

Property Description: Beautifully Maintained Spanish Home In Historical California Heights. Remodeled Kitchen W/Granite Counters, Stainless Steel Appliances, Tile Backsplash And Recessed Lighting, Remodeled Bathroom, Central A/C, Forced Air Heat, Hardwood Floors, Dual Pane Windows, Plantation Shutters, Copper Plumbing, Formal Dining Area W/ Side Room That Can Be Used As An Office, Wood Burning Fireplace In Living Room, Inside Laundry, Long Driveway Plus Extra Parking Access From The Back, Security System, Roof Was Redone In 2005, Beautiful Coved Ceilings, Spacious Backyard. You Really Have To See This Home To Appreciate It.



Addr: 617 Avery Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S582134
OP: \$499,000
LP: \$510,000 **SP:** \$510,000 **Apx SF:** 2,554
LD: 07/16/2009 **SD:** 12/29/2009 **\$/SF:** \$199.69
Beds: 3 **Bath To:** 3.00 **LotSF:** 4,400
YBl: 1979 **Prking:** **DOM:** 69
Elem: **Mid:** **High:**

Property Description: Short Sale! Nearing Active Negotiation And Buyer Walked!! Act Now To Be The Replacement Offer ... Beautiful Townhome In Prestigious Crown Pointe Gated Community. Enjoy The City And Country Club View From Back Patio, Living Room And Masterbedroom. Ground Floor Masterbed Suite Has Vaulted Ceiling With Crown Molding And Fireplace. Master Bath With Double Sinks Counter. There Are Two Bedrooms With Living Space, Two Full Baths And Abundant Storage Room On Upstairs.. Wood And Ceramic Tile Flooring On Ground Level And Carpet Flooring From Stairway To Upstairs. Most Of The Windows Are Replaced With Double Pane Windows. This Is The Great Townhome You Want To See.



Addr: 3824 North Jotham Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P706430
OP: \$575,000
LP: \$545,000 **SP:** \$535,000 **Apx SF:** 1,661
LD: 10/09/2009 **SD:** 12/21/2009 **\$/SF:** \$322.10
Beds: 2 **Bath To:** 2.00 **LotSF:** 7,750
YBl: 1948 **Prking:** **DOM:** 33
Elem: **Mid:** **High:**

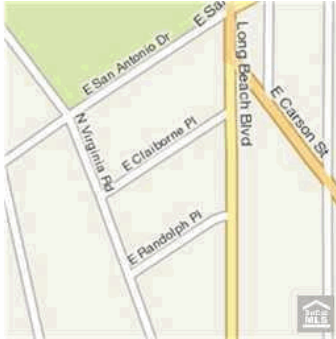
Property Description: Inviting Home On A Charming Tree Lined Cul-De-Sac In The Bixby Terrace Neighborhood Of Long Beach. Fresh Interior Paint In Warm Decorator Colors Throughout. Honey Colored Hardwood Floors Have Been Brought Back To Their Original Shine. A Deep Front Lawn Sets Off The Rustic Look Of The Brick Chimney. Wide Double Hung Wooden Windows Let In Lots Of Light And Add To This Home'S Appeal. Spacious Bedrooms Have Great Closet Space. Plenty Of Other Storage, Too, Including A Huge Kitchen Pantry. Sunny Kitchen Features A Breakfast Nook That Looks Out To The Back Yard And Has A Great New Floor, Too. Easy Access To Den/Dining/Patio/Kitchen From Outside Makes This A Home Suited For Entertainers. A Detached 2 Car Garage With Alley Access And A Storage Area Round Out This Complete Picture Of Your New Home. Minutes To Long Beach Airport, Freeways, Lots Of Nearby Shopping, Golfing, Schools And Of Course Just 15 Minutes To The Pacific Ocean!

Closed Sale Properties



Addr: 3838 Cedar Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S09005018
OP: \$12,000,000
LP: \$680,000 **SP:** \$550,000 **Apx SF:** 3,859
LD: 01/12/2009 **SD:** 12/01/2009 **\$/SF:** \$142.52
Beds: 5 **Bath To:** 4.00 **LotSF:** 7,150
YBl: 1956 **Prking:** Direct Garage Acces **DOM:** 326
Elem: **Mid:** **High:**

Property Description: This Beautiful Home Is Much Larger On The Inside Than It Appears From The Outside. With The Tiled Front Double Door Entry Way, This Home Is Move In Ready. The Newly Remodeled Kitchen With Built-In Appliances Throughout Is Just What Your Buyers Are Looking For. At The Rear Of The House There Is A Bonus A-Frame Apartment/Loft Complete With Its' Own Separate Entrance, Living Room, Sitting Area, Bedroom And Bath. Perfect For A Large Family Or Multiple Families..There Is Direct Access To The House From The Two Car Garage...New Copper Plumbing Throughout And Newer Air Conditioning/Heating System...Don'T Miss This Opportunity To Live In A Million Dollar Community Without The Million Dollar Pricetag. Although This Home Needs A Little Tlc, Its Definetely Worth The Investment!!See You Escrow!



Addr: 255 East Randolph Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P710467
OP: \$599,000
LP: \$599,000 **SP:** \$595,000 **Apx SF:** 2,209
LD: 11/09/2009 **SD:** 12/08/2009 **\$/SF:** \$269.35
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,150
YBl: 1928 **Prking:** **DOM:** 1
Elem: **Mid:** **High:**

Property Description: Sold In Process. Classic And Charming Two-Story California Spanish In The Virginia Country Club Area. This Home Has All The Charm And Romance That You Would Expect From A 1920'S Spanish Casa. Coves, Arches, High Beamed Ceiling, Tiled Courtyard Entry, Fountains And Ivy Covered Walls All Make This Home Truly Something Special. The Home Features 3 Bedrooms And 2 Baths, Over 2200 Sq. Ft. Of Living Space, Formal Dining Room And Eat-In Kitchen, Walk-In Pantry, Large Walk-In Closet In Master, Deck Off Master, Original Tile In Upstairs Bath, Two Car Detached Garage With A Darling Non-Permitted Apartment Above, Two Laundry Rooms - One Off The Kitchen And One Off The Garage, Basement Area, Storage/Game Room Off Garage, Pool Storage Room Off Garage. A Large Wood Deck And A Sparkling Pool Make This Home Great For Entertaining. The Sellers Have Added Air Conditioning, New Furnace, Full House Fan, A Top Of The Line Full Copper Re-Pipe, Electrical Upgrade, Newer Pool Motor, Plus More.



Addr: 3923 Lemon Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P711073
OP: \$599,000
LP: \$599,000 **SP:** \$630,000 **Apx SF:** 2,005
LD: 11/13/2009 **SD:** 12/30/2009 **\$/SF:** \$314.21
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,490
YBl: 1949 **Prking:** Garage Door Opener, **DOM:** 10
Elem: Longfellow **Mid:** Hughes **High:** Apply

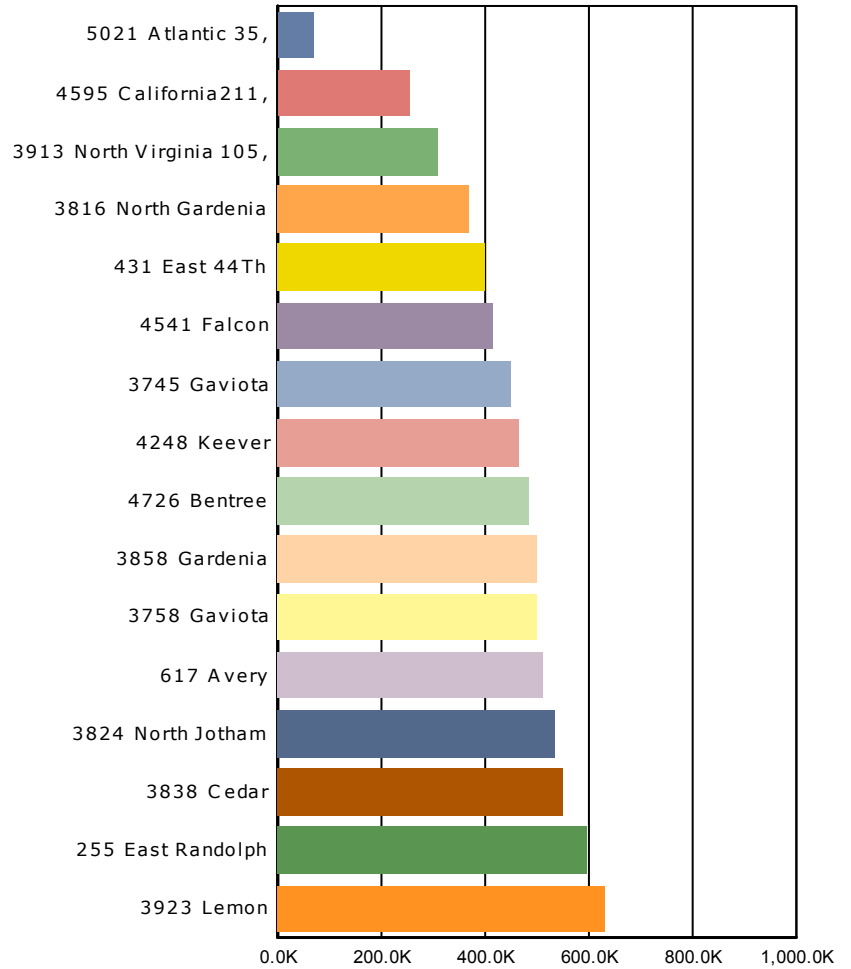
Property Description: Beautiful Vintage Cottage. Completely Remodeled, Wonderful Open Layout, Hardwood Floors, Fireplace In The Formal Living Room And Dining Room, Open Sitting Room, Expansive Central Hall, Seperate Laundry Room, Beautifully Remodeled Bath With Granite, Well Planned Kitchen, With New Stainless Appliances, Granite Counters, Loads Of Light, Breakfast Area, Beautifully Appointed, Well Laid Out, Gracious Sized Bedrooms, And More... Come And See For Your Self. Professional Landscaping, Great For Entertaining! Tree Lined Street, Walk To Schools, Distinguished Hughes And Longfellow. Walk To Atlantic Ave For Shopping, Eating And Fun!

Date: 1/3/2010

CMA Pro Report

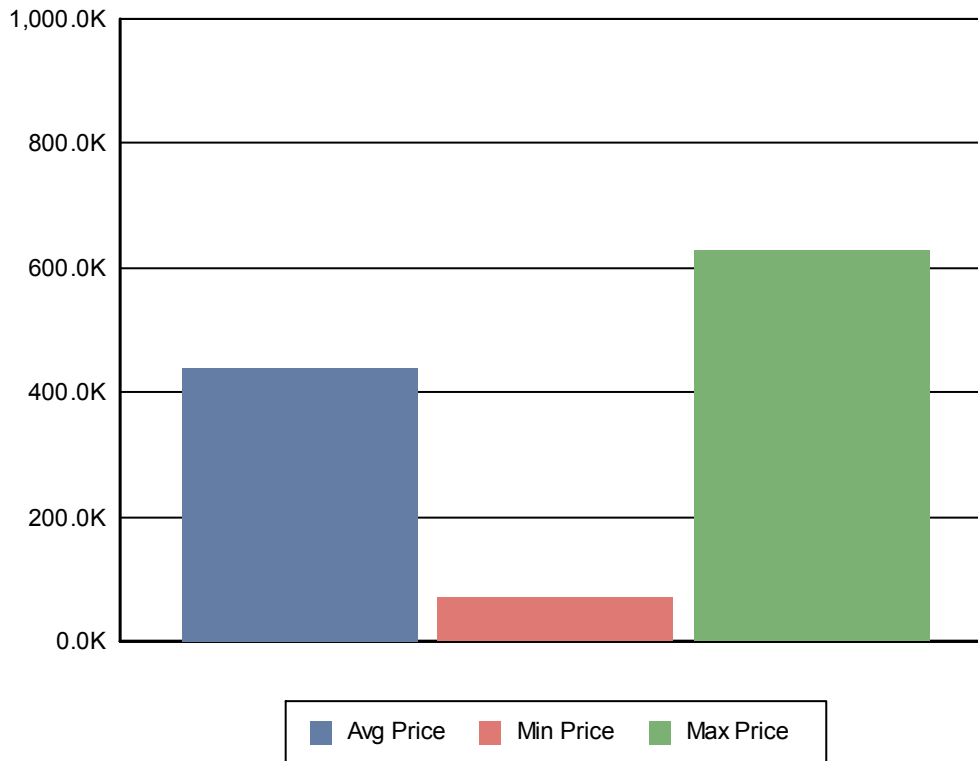
Closed Sale Properties

Total # of Listings	16
Lowest Price	\$71,101
Highest Price	\$630,000
Average Price	\$439,725
Avg. Price/SqFt	\$270.10
Avg DOM	79



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$71,101	\$630,000	\$439,725	\$270.10
Totals / Averages	\$71,101	\$630,000	\$439,725	\$270.10

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
5021 Atlantic 35, Long Beach	\$65,000	\$71,101	5	%9.39	\$84.74
4595 California 211, Long Beach	\$249,000	\$254,000	66	%2.01	\$205.50
3913 North Virginia 105, Long Beach	\$305,000	\$307,000	59	%0.66	\$286.92
3816 North Gardenia Long Beach	\$370,000	\$370,000	161	%0.00	\$335.14
431 East 44Th Long Beach	\$399,000	\$400,000	62	%0.25	\$307.69
4541 Falcon Long Beach	\$429,000	\$414,000	9	-%3.50	\$390.57
3745 Gaviota Long Beach	\$450,000	\$450,000	22	%0.00	\$343.25
4248 Keever Long Beach	\$479,000	\$465,000	125	-%2.92	\$288.28
4726 Bintree Long Beach	\$495,000	\$485,000	142	-%2.02	\$207.35
3858 Gardenia Long Beach	\$519,000	\$499,500	88	-%3.76	\$268.84
3758 Gaviota Long Beach	\$509,000	\$500,000	87	-%1.77	\$355.37
617 Avery Long Beach	\$510,000	\$510,000	69	%0.00	\$199.69
3824 North Jotham Long Beach	\$545,000	\$535,000	33	-%1.83	\$322.10
3838 Cedar Long Beach	\$680,000	\$550,000	326	-%19.12	\$142.52
255 East Randolph Long Beach	\$599,000	\$595,000	1	-%0.67	\$269.35
3923 Lemon Long Beach	\$599,000	\$630,000	10	%5.18	\$314.21
Total Averages	\$450,125	\$439,725	79	%-1.13	\$270.10

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	5021 Atlantic 35	2	1.00	839	1965	\$65,000	\$71,101	12/24/2009	5
S	4595 California 211	2	2.00	1,236	1972	\$249,000	\$254,000	12/10/2009	66
S	3913 North Virginia 105	2	2.00	1,070	1986	\$305,000	\$307,000	12/02/2009	59
S	3816 North Gardenia	2	1.00	1,104	1940	\$370,000	\$370,000	12/09/2009	161
S	431 East 44Th	3	2.00	1,300	1944	\$399,000	\$400,000	11/06/2009	62
S	4541 Falcon	3	2.00	1,060	1944	\$429,000	\$414,000	12/10/2009	9
S	3745 Gaviota	3	2.00	1,311	1938	\$450,000	\$450,000	12/10/2009	22
S	4248 Keever	3	2.00	1,613	1943	\$479,000	\$465,000	11/30/2009	125
S	4726 Bintree	3	2.00	2,339	1953	\$495,000	\$485,000	12/01/2009	142
S	3858 Gardenia	3	2.00	1,858	1941	\$519,000	\$499,500	12/10/2009	88
S	3758 Gaviota	3	1.00	1,407	1930	\$509,000	\$500,000	12/17/2009	87
S	617 Avery	3	3.00	2,554	1979	\$510,000	\$510,000	12/29/2009	69
S	3824 North Jotham	2	2.00	1,661	1948	\$545,000	\$535,000	12/21/2009	33
S	3838 Cedar	5	4.00	3,859	1956	\$680,000	\$550,000	12/01/2009	326
S	255 East Randolph	3	2.00	2,209	1928	\$599,000	\$595,000	12/08/2009	1
S	3923 Lemon	3	2.00	2,005	1949	\$599,000	\$630,000	12/30/2009	10