

Closed Sale Properties



Addr: 3201 Singingwood Torrance
Area: Waleria **MLS #:** S09083597
OP: \$799,000
LP: \$739,000 **SP:** \$730,000 **Apx SF:** 1,682
LD: 08/03/2009 **SD:** 12/29/2009 **\$/SF:** \$434.01
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,770
YBl: 1976 **Prking:** Garage Door Opener **DOM:** 148
Elem: Wateria **Mid:** Richards **High:** South High

Property Description: Huge Price Reduction!! Take Another Look, Move In Condition. Must S*E*E* To Appreciate The Best Deal In Country Hills Estates. Beautiful, Bright Open Single Level Floorplan With Wonderful Features Such As Large Living And Formal Dining Rooms. The Family Room Has A High Ceiling With Fireplace. Three Spacious Bedrooms With Large Closets, 2 Car Attached Garage And Much More! This Beautiful Home Is South Facing With Peek-A-Boo City Lights View, Only Steps Away From De Portola Park. Close To Major Shopping Areas, Restaurants, Beaches And Excellent Public And Private Schools In South Torrance. This Is A G*R*E*A*T* Property! Priced To Sell Quickly...



Addr: 4134 Pacific Coast 121, Torrance **MLS #:** S09120678
Area: Waleria
OP: \$789,900
LP: \$789,900 **SP:** \$800,000 **Apx SF:** 2,520
LD: 11/12/2009 **SD:** 12/24/2009 **\$/SF:** \$317.46
Beds: 4 **Bath To:** 4.00 **LotSF:**
YBl: 2001 **Prking:** Direct Garage Acces **DOM:** 6
Elem: Riviera **Mid:** Richards **High:** South High School

Property Description: Distinctive And Upgraded Move-In Ready Home, Located In Desirable Waleria Area. Situated In A Preferred Neighborhood Of The Gated Begonia Village, You Will Enjoy The Appealing Hardwood Floors, Crown Moulding, Custom Plantation Shutters, And Fresh Paint Throughout. The Handsome Gourmet Kitchen Offers Granite Counter Tops, Stainless Steel Appliances, Spacious Pantry, And Center Island For Cooking. Versatile 2Nd Floor Leads To A Terrific Master Bedroom Suite, Which Offers Dramatic Tile Work With Oval Tub And Separate Over Sized Shower. This Level Also Offers A Complete Laundry Room, Bedroom With Attached Full Bath, And Spacious Loft Area For Family Room And Office. Top Floor Features Another Two Bedrooms And Full Bath. A Beautiful Stone Patio Creates An Intimate And Impressive Backyard Space, Which Has Been Professionally Landscaped. Best Buy In Excellent South Torrance School District. This Is A Must See Home.



Addr: 3249 Dalemead Torrance **MLS #:** V09120364
Area: Waleria
OP: \$895,000
LP: \$895,000 **SP:** \$875,000 **Apx SF:** 2,192
LD: 11/10/2009 **SD:** 12/15/2009 **\$/SF:** \$399.18
Beds: 4 **Bath To:** 3.00 **LotSF:** 5,355
YBl: 2006 **Prking:** Direct Garage Acces **DOM:** 18
Elem: **Mid:** **High:**

Property Description: From The Moment You Pull Up To This Beautifully Landscaped Home That Was Rebuilt In 2006 You Know You've Discovered Something Special. The Charming Covered Front Porch Ushers You Into This Turnkey Home Featuring Gleaming Wood Floors, Vaulted Ceilings, Air-Conditioning, Recessed Lighting, And Open Floor Plan. The Kitchen Has A Center Island With Room For Bar Stools, Granite Countertops, Gas Range And White Cabinetry. The Spacious Great Room Is Adjacent To The Kitchen And Dining Area And Features Wood Flooring, Vaulted Ceilings And A Fireplace With An Inviting Hearth And Custom Mantle. Architectural Areas For Artwork Or Plants Line The Entry And Great Room. The Master Bedroom Has A Ceiling Fan And French Doors That Open Out To The Large Wood Deck And Backyard Making This Room A Peaceful Retreat. The Three Baths Have Travertine And Glass Mosaic Tiles. Attached Two Car Garage With Finished Walls And Ceiling. Convenient Location Near Award Winning Schools, Parks And Shopping.

Closed Sale Properties



Addr: 4726 Pacific Coast Torrance
Area: Hollywood Riviera **MLS #:** W09077007
OP: \$599,000
LP: \$545,000 **SP:** \$525,000 **Apx SF:** 1,132
LD: 07/15/2009 **SD:** 12/20/2009 **\$/SF:** \$463.78
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,670
YBl: 1953 **Prking:** Driveway **DOM:** 110
Elem: **Mid:** **High:** South Torrance

Property Description: A Nice Home In The Prime South Torrance Neighborhood With An Excellent South Torrance School District. It Is A Walking Distance To High School And Middle School. It Has 3 Bedrooms And 1 1/2 Baths, But Seller Has Converted A Patio Into An Additional Room, With Its Own Kitchen And Bathroom. And Also The Garage Has Been Converted Into A Room And A Storage Room. Besides Seller Has Added Another 3/4 Bath And 1/2 Bath In The House But All With No Permits. The House Is Close To Beach, Del Amo Mall, Home Depot, Raplhs, Wall Green, Ross, Banks, Hospitals And Many Others. Come To See And Make Offer Now.



Addr: 4602 West Pacific Coast Torrance
Area: Hollywood Riviera **MLS #:** H741349
OP: \$630,000
LP: \$599,999 **SP:** \$584,500 **Apx SF:** 1,148
LD: 10/15/2009 **SD:** 12/23/2009 **\$/SF:** \$509.15
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,000
YBl: 1953 **Prking:** **DOM:** 46
Elem: **Mid:** **High:**

Property Description: Location! Location! Location! This Is A Fixer Upper. Needs Some Tlc. Two Car Garage Off Harrlee St. And One Car Garage Off Of Pacific Coast Hwy. Breakfast Area In Kitchen And Formal Dining Area In Living Room. Kitchen Upgraded With New Appliances And Granite Counter Tops. Close To South High And Richardson Middle School. Room For Expansion Large Corner Lot With Wrought Iron Fencing. Shown By Appt. Only Do Not Disturb Occupants.



Addr: 4031 Paseo De Las Tortugas Torrance
Area: Hollywood Riviera **MLS #:** V09072548
OP: \$889,000
LP: \$849,000 **SP:** \$820,000 **Apx SF:** 2,014
LD: 07/03/2009 **SD:** 12/07/2009 **\$/SF:** \$407.15
Beds: 3 **Bath To:** 3.00 **LotSF:** 6,624
YBl: 1969 **Prking:** Direct Garage Acces **DOM:** 108
Elem: Riviera **Mid:** Richardson **High:** South

Property Description: The Moment You Step Through The Beautiful Front Door Of This Spacious Home The View Just Takes Your Breath Away. The Property Features Unobstructed 180 Degree City Lights And Mountain Views, Cathedral Ceilings In The Living Room, Composite Tile Roof, Copper Plumbing And An Open And Spacious Floor Plan. The Kitchen Opens Up To A Large Dining Room That Can Also Be Used As A Den And Features Views And More Views. All Three Bedrooms Including The Master Bedroom Are Downstairs. New Carpeting Throughout. Don'T Miss This Great Opportunity To Own A Magnificent View Property.

Closed Sale Properties



Addr: 4813 Paseo De Las Tortugas Torrance
Area: Hollywood Riviera **MLS #:** V09066279
OP: \$949,000
LP: \$929,000 **SP:** \$905,000 **Apx SF:** 1,597
LD: 06/17/2009 **SD:** 12/29/2009 **\$/SF:** \$566.69
Beds: 4 **Bath To:** 2.00 **LotSF:** 15,590
YBl: 1956 **Prking:** **DOM:** 150
Elem: Riviera **Mid:** Richardson **High:** South

Property Description: It Is Rare To Find A Riviera Home With Massive Views Unobstructed By Telephone Wires, But This Is One Of Them. This Well Maintained Home Features 4 Bedrooms (The 4Th Currently Being Used As A Den) On A Huge Over 15,000 Sq Foot Lot. The Property Has A Flat Area Off Of The Living Room Leading To A Number Of Tiers Connected By Stairs That Lead To A Large Flat Pad On The Bottom With Equally Spectacular Views (Potential For A Pool?). The House Can Use Some Updating But Has Huge Potential. Just A Hop And Skip From Rocketship Park And Riviera Elementary School, You Never Want To Leave Home Once You Move Into This Hilltop Retreat.



Addr: 209 Via Alameda Redondo Beach
Area: Hollywood Riviera **MLS #:** S09070482
OP: \$999,900
LP: \$999,900 **SP:** \$935,000 **Apx SF:** 2,751
LD: 06/29/2009 **SD:** 12/14/2009 **\$/SF:** \$339.88
Beds: 5 **Bath To:** 3.00 **LotSF:** 5,800
YBl: 1948 **Prking:** Garage Door Opener, **DOM:** 164
Elem: **Mid:** **High:**

Property Description: Charming Remodeled Home With Breathtaking Ocean & City Light Views. Grand Double Door Entry. Kitchen With Granite Counter Top, Stainless Steel Appliances (Built In Refrigerator) And Breakfast Bar. Formal Dining Room With Fireplace. Living Room With High Ceilings, Fireplace And Panoramic Ocean-City-Downtown-Hollywood View. Large Master Suite. Master Bath With Spa Tub. All Bathrooms Are Remodeled. Absolute Turn Key Condition (Home Was Remodeled 3 Yrs Back). Huge Brick Patio Off Living Room. Large Landscaped Backyard. 2 Car Garage. Walk To The Beach, Restaurants And Schools.



Addr: 5209 Paseo De Pablo Torrance
Area: Hollywood Riviera **MLS #:** S09084520
OP: \$1,249,000
LP: \$1,169,000 **SP:** \$1,140,000 **Apx SF:** 2,301
LD: 08/03/2009 **SD:** 12/18/2009 **\$/SF:** \$495.44
Beds: 4 **Bath To:** 3.00 **LotSF:** 6,340
YBl: 1956 **Prking:** Direct Garage Acces **DOM:** 121
Elem: **Mid:** **High:** South High

Property Description: Panoramic Unobstructed, City Lights, Coastline And Ocean Views From This Extensively Remodeled 4 Bedroom, 2 1/2 Bath Residence. Located On A Premiere Street In The Renowned Hollywood Riviera Which Includes Sweeping Views Of Malibu, Santa Monica Bay, Mount Wilson, Downtown Los Angeles, The Hollywood Sign, San Bernadino Mountains And Long Beach. This Pride Of Ownership Home Has Been Lovingly Cared For By The Same Family For Over 50 Years. Remodeled And Expanded To Include A Second Story And Designed With Every Room Enjoying The Breathtaking Views! The Bright And Open Floor Plan Features, 2 Master Suites, Skylights, Vaulted Open Beam Ceilings, 2 Fireplaces, Breakfast Nook And Formal Dining. The Kitchen Is Spacious With Extensive Cabinetry And Counter Space. One Master Suite Retreat Is Located On The First Floor And Features A Separate Sitting Room And Vaulted Ceiling. The Second Master Suite Is Located On The 2Nd Floor Offering A Romantic Fireplace And Open Beam Ceilings.

Closed Sale Properties



Addr: 4919 Louise Torrance
Area: South Torrance **MLS #:** S09110031
OP: \$589,900
LP: \$549,900 **SP:** \$549,900 **Apx SF:** 1,053
LD: 10/13/2009 **SD:** 12/21/2009 **\$/SF:** \$522.22
Beds: 3 **Bath To:** 1.00 **LotSF:** 4,900
YBl: 1953 **Prking:** **DOM:** 31
Elem: **Mid:** **High:**

Property Description: Wow! Opportunity Knocks...Again On This South Torrance Home. This Property Is Priced For An Immediate Sale. Do Not Miss Out On This Opportunity. If You Hesitate You May Miss Out On This Property. This Property Features Tile And Hardwood Flooring, Built In Cabinetry In One Bedroom, Closet Organizer In The Second, Dining Room, Fireplace In Living Room, Laundry In Garage, Tile Counters In Kitchen And Stainless Appliances And 2 Car Garage.



Addr: 22630 Kathryn Torrance
Area: South Torrance **MLS #:** S09119804
OP: \$580,000
LP: \$580,000 **SP:** \$580,000 **Apx SF:** 1,196
LD: 11/10/2009 **SD:** 12/14/2009 **\$/SF:** \$484.95
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,390
YBl: 1953 **Prking:** Direct Garage Acces **DOM:** 7
Elem: Seaside **Mid:** **High:** South Torrance

Property Description: Wonderful Home With Excellent Bones. Has Newer Roof And Newer Windows Which Are Nice Upgrades. There Is An Addition That Is About 125 Square Feet That Is Being Used As A Den (Not Permitted) It Steps Down From The Galley Kitchen. Washer And Dryer Are Included In The Sale And Can Be Found A Small Area Adjacent To The Kitchen. This Is Your Client'S Opportunity To Create A Dream Home In A Family Friendly Neighborhood. A Fireplace Warms The Living Room Which Has Had A Small Addition Of Square Footage (Unkown If Permitted Check With City) Hardwood Floors Should Be Under The Existing Carpet (Condition Is Unknown). The Backyard Has A Small Covered Patio Area Which Is Great For Your Family Bbq And Plenty Of Room For The Kids To Play. Also Found In The Backyard Is A Storage Shed (Which Can Be Removed To Add More Space).

This Home Is Walking Distance From Seaside Elementary School, Sea Aire Golf Course And Park, Shopping Center, Riviera Village And Only Minutes From The Beach.



Addr: 3955 West 226Th Torrance
Area: South Torrance **MLS #:** S09070025
OP: \$625,000
LP: \$625,000 **SP:** \$600,000 **Apx SF:** 1,700
LD: 06/26/2009 **SD:** 12/09/2009 **\$/SF:** \$352.94
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBl: 2008 **Prking:** Carport Attached, Dir **DOM:** 59
Elem: arnold Elementary **Mid:** Richardson **High:** South High

Property Description: 16 Luxury Townhomes Located In The Heart Of Torrance. Classic Tuscan Inspired Architecture .Built In 2008,Each 1700 Sq Ft Unit Offers A 3 Bedrooms And 2 And A Half Bath.Enjoy A Luxurious Living At An Affordable Price.Custom European Cabinetry,Granite Countertops,Gourmet Appliances,Crown & Base Molding.Travertine Tile And Hardwood Floor.Decorative Wrought Iron Railings At Entry.Tiled Roof.Walk In Closets.Master Bath With Jacuzzi Tub And A Seperate Tiled Shower.2 Car Garage And 2 Parking Spaces.Special Low Voltage Wiring For Multi Media And Security.Separate Laundry Area.Private Yard.Owners Pride.A Great Opportunity For Investors To Build Wealth In Real Estate.Investors With A Long Term Outlook Will Be Able To Realize Significant Returns When The Market Turns Around.A Must See!

Closed Sale Properties



Addr: 4022 West 232Nd Torrance
Area: South Torrance
OP: \$725,000
LP: \$650,000
LD: 08/13/2009
Beds: 4
YBlt: 1961
Elem:

SP: \$660,000
SD: 12/01/2009
Bath To: 2.00
Prking: Direct Garage Acces
Mid: Calle Mayor

MLS #: S09087819
Apx SF: 1,636
\$/SF: \$403.42
LotSF: 7,730
DOM: 57
High: South High School

Property Description: Well Taken Care Of Home In Move-In Condition Located In The Southwood Riviera Section Of South Torrance. Just A Couple Blocks From Lago Seco Park, A Few Blocks From South High And Calle Mayor. Nice 4 Bedroom Home With Two Bathrooms, Large Living Room, Large Family Room Or Dining Room, Large Kitchen With A Breakfast Nook, Master Bedroom Suite And A Large Patio Area That Many Homeowners Have Covered And Turned Into An Additional Large Family Room. It'S Great Just As A Patio Too! Two Car Attached Garage With Direct Entry Into The Home. The Back Yard Is Well Maintained And Private. Large Corner Lot.



Addr: 22622 Kathryn Torrance
Area: South Torrance
OP: \$679,500
LP: \$679,500
LD: 11/02/2009
Beds: 3
YBlt: 1953
Elem:

SP: \$690,000
SD: 12/18/2009
Bath To: 2.00
Prking: Direct Garage Acces
Mid:

MLS #: V09116811
Apx SF: 1,617
\$/SF: \$426.72
LotSF: 5,390
DOM: 46
High:

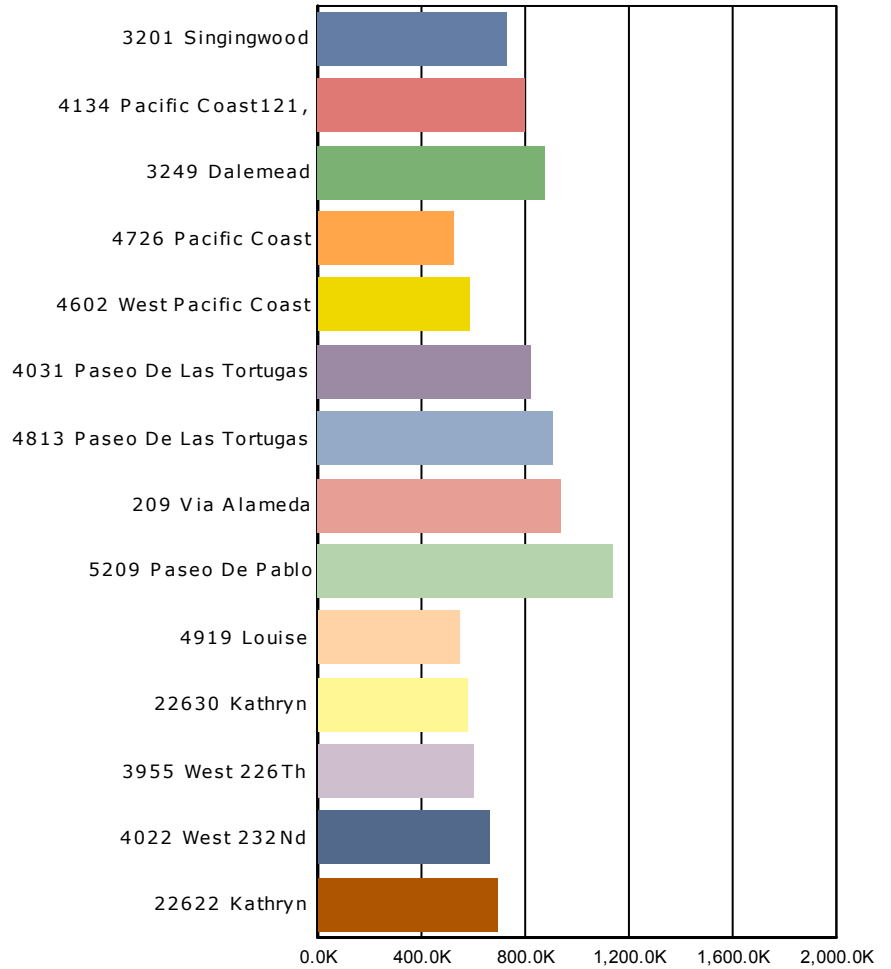
Property Description: Outstanding Family Home In Great South High Area. Remodeled Kitchen And Bathrooms. Spacious Family Room, Fireplace In Living Room. Tile Floors In Family Room And Kitchen This Home Will Satisfy Your Buyer Needs. Rear Yard With Patio Area, Attached Two Car Garage.

Date: 1/3/2010

CMA Pro Report

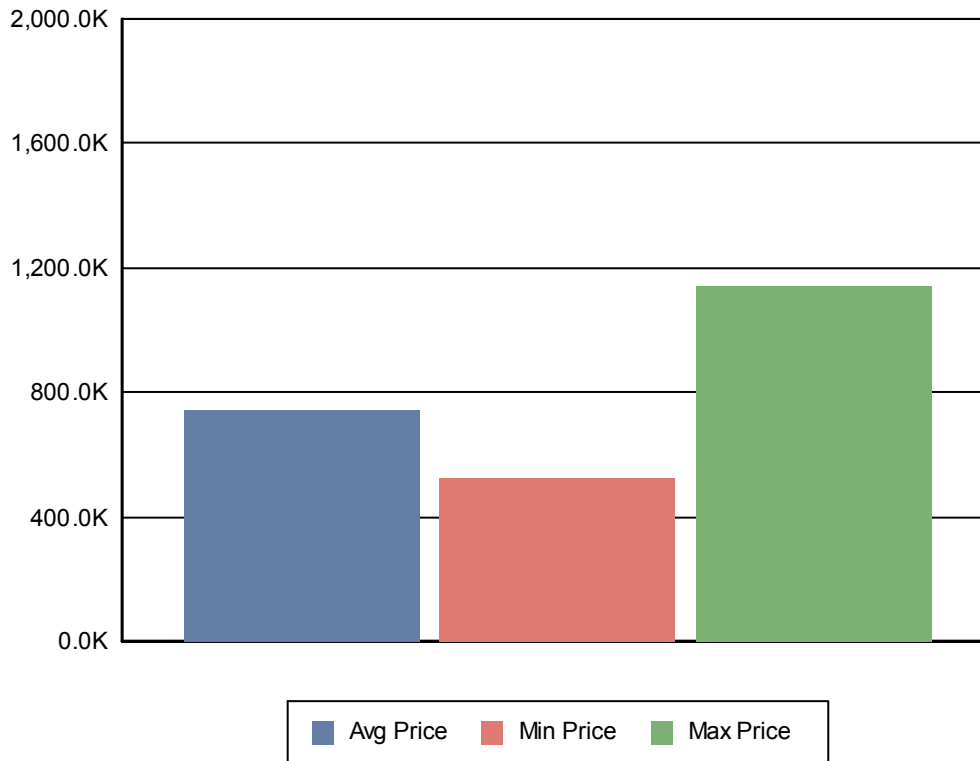
Closed Sale Properties

Total # of Listings	14
Lowest Price	\$525,000
Highest Price	\$1,140,000
Average Price	\$742,457
Avg. Price/SqFt	\$437.36
Avg DOM	77



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$525,000	\$1,140,000	\$742,457	\$437.36
Totals / Averages	\$525,000	\$1,140,000	\$742,457	\$437.36

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3201 Singingwood Torrance	\$739,000	\$730,000	148	-%1.22	\$434.01
4134 Pacific Coast 121, Torrance	\$789,900	\$800,000	6	%1.28	\$317.46
3249 Dalemead Torrance	\$895,000	\$875,000	18	-%2.23	\$399.18
4726 Pacific Coast Torrance	\$545,000	\$525,000	110	-%3.67	\$463.78
4602 West Pacific Coast Torrance	\$599,999	\$584,500	46	-%2.58	\$509.15
4031 Paseo De Las Tortugas Torrance	\$849,000	\$820,000	108	-%3.42	\$407.15
4813 Paseo De Las Tortugas Torrance	\$929,000	\$905,000	150	-%2.58	\$566.69
209 Via Alameda Redondo Beach	\$999,900	\$935,000	164	-%6.49	\$339.88
5209 Paseo De Pablo Torrance	\$1,169,000	\$1,140,000	121	-%2.48	\$495.44
4919 Louise Torrance	\$549,900	\$549,900	31	%0.00	\$522.22
22630 Kathryn Torrance	\$580,000	\$580,000	7	%0.00	\$484.95
3955 West 226Th Torrance	\$625,000	\$600,000	59	-%4.00	\$352.94
4022 West 232Nd Torrance	\$650,000	\$660,000	57	%1.54	\$403.42
22622 Kathryn Torrance	\$679,500	\$690,000	46	%1.55	\$426.72
Total Averages	\$757,157	\$742,457	77	%-1.74	\$437.36

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

Property Summary

Date: 1/3/2010

CMA Pro Report

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	3201 Singingwood	3	2.00	1,682	1976	\$739,000	\$730,000	12/29/2009	148
S	4134 Pacific Coast 121	4	4.00	2,520	2001	\$789,900	\$800,000	12/24/2009	6
S	3249 Dalemead	4	3.00	2,192	2006	\$895,000	\$875,000	12/15/2009	18
S	4726 Pacific Coast	3	2.00	1,132	1953	\$545,000	\$525,000	12/20/2009	110
S	4602 West Pacific Coast	3	2.00	1,148	1953	\$599,999	\$584,500	12/23/2009	46
S	4031 Paseo De Las Tortugas	3	3.00	2,014	1969	\$849,000	\$820,000	12/07/2009	108
S	4813 Paseo De Las Tortugas	4	2.00	1,597	1956	\$929,000	\$905,000	12/29/2009	150
S	209 Via Alameda	5	3.00	2,751	1948	\$999,900	\$935,000	12/14/2009	164
S	5209 Paseo De Pablo	4	3.00	2,301	1956	\$1,169,000	\$1,140,000	12/18/2009	121
S	4919 Louise	3	1.00	1,053	1953	\$549,900	\$549,900	12/21/2009	31
S	22630 Kathryn	3	1.00	1,196	1953	\$580,000	\$580,000	12/14/2009	7
S	3955 West 226Th	3	3.00	1,700	2008	\$625,000	\$600,000	12/09/2009	59
S	4022 West 232Nd	4	2.00	1,636	1961	\$650,000	\$660,000	12/01/2009	57
S	22622 Kathryn	3	2.00	1,617	1953	\$679,500	\$690,000	12/18/2009	46