

## Closed Sale Properties



**Addr:** 3511 Elm 314, Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** S554983  
**OP:** \$132,000  
**LP:** \$87,500 **SP:** \$79,000 **Apx SF:** 695  
**LD:** 11/19/2008 **SD:** 02/20/2009 **\$/SF:** \$113.67  
**Beds:** 1 **Bath To:** 1.00 **LotSF:** 596  
**YBl:** 1971 **Prking:** See Remarks **DOM:** 50  
**Elem:** **Mid:** **High:**

**Property Description:** Cozy 1 Bed 1 Bath Condo, Minutes From Virginia Country Club. Tile Flooring Throughout. Needs Tlc, But Great For A First-Time Home Buyer. Quick Access To 405 Fwy.



**Addr:** 3565 Linden 325, Long Beach **MLS #:** P649836  
**Area:** Bixby- Bixby Knolls- Los Cerritos  
**OP:** \$189,900  
**LP:** \$160,000 **SP:** \$160,000 **Apx SF:** 833  
**LD:** 07/31/2008 **SD:** 02/09/2009 **\$/SF:** \$192.08  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 392  
**YBl:** 1973 **Prking:** See Remarks, Subte **DOM:** 158  
**Elem:** **Mid:** **High:**

**Property Description:** This Is A Great 2 Level Condo, 2 Bedrooms (1 On First Level, 2 On Second Level), One And Half Bath, Balcony Off Living Room, Cathdral Ceiling. No One Above. Very Quiet And Clean Building. Gated Parking. Close To Shopping Area And Freeways. This Complex Also Has A Pool And Spa Area And Security Entry Door And Elevator Access. Must See. Note The Washer And Dryer Are Not Allowed To Be Used In This Unit And Will Be Removed At Coe.



**Addr:** 3565 Linden 112, Long Beach **MLS #:** P662514  
**Area:** Bixby- Bixby Knolls- Los Cerritos  
**OP:** \$172,900  
**LP:** \$166,900 **SP:** \$173,000 **Apx SF:** 906  
**LD:** 10/28/2008 **SD:** 01/30/2009 **\$/SF:** \$190.95  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 392  
**YBl:** 1973 **Prking:** Subterranean **DOM:** 109  
**Elem:** **Mid:** **High:**

**Property Description:** Priced To Sell. Great Opportunity For First Time Home Buyer Or An Investor. Spacious 2 Bedroom And 2 Bath Condo Located In Bixby Knolls. Corner End Unit. Close To Shopping, Resturants And Transportation. Corporate Owned.



**Addr:** 4505 California 210, Long Beach **MLS #:** P663918  
**Area:** Bixby- Bixby Knolls- Los Cerritos  
**OP:** \$235,000  
**LP:** \$235,000 **SP:** \$235,000 **Apx SF:** 1,201  
**LD:** 11/07/2008 **SD:** 02/18/2009 **\$/SF:** \$195.67  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 0  
**YBl:** 1974 **Prking:** Subterranean **DOM:** 61  
**Elem:** **Mid:** **High:**

**Property Description:** Two Bedroom Two Bathroom Condo. Large Living Room. Dining Room. Plantation Shutters. Private Balcony. Subterranean Parking. Looks And Shows Very Good.

## Closed Sale Properties



**Addr:** 3933 North Virginia 307, Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** S08144692  
**OP:** \$299,500  
**LP:** \$299,500 **SP:** \$299,500 **Apx SF:** 1,362  
**LD:** 10/08/2008 **SD:** 02/24/2009 **\$/SF:** \$219.90  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 1,459  
**YBl:** 1974 **Prking:** Subterranean **DOM:** 118  
**Elem:** **Mid:** **High:**

**Property Description:** Accepted Short Sale At \$299,500!! Tremendous Buy For One Of The Largest 2 Bdrm/2 Bath Condos In Bixby Knolls!! This Is In The Heart Of Prestigious Virginia Country Club Area Too. Large Master Suite Boasts Enormous Walk-In Closet. Enter Into A Very Large Living Room With Dining Area, Den Or Office And Private Balcony Overlooking Quiet Courtyard. Additional Plus Of An Enclosed Two Car Garage With Storage. Elevator Access To 3Rd Floor With No Units Above. Beautifully Maintained Gated Complex Which Offers Pool, Enclosed Spa, Elevators And Lush Common Areas. Association Fee Includes Trash And Water! This Is Quiet Comfort In The Heart Of Bixby Knolls Just Steps From The Country Club, And This Property Is Clean, In Excellent Condition. Make This One Your Home Today!



**Addr:** 4555 Whaley Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** F1792815  
**OP:** \$329,900  
**LP:** \$329,900 **SP:** \$305,000 **Apx SF:** 1,005  
**LD:** 12/11/2008 **SD:** 02/27/2009 **\$/SF:** \$303.48  
**Beds:** 3 **Bath To:** 1.00 **LotSF:** 5,250  
**YBl:** 1945 **Prking:** **DOM:** 61  
**Elem:** **Mid:** **High:**

**Property Description:** Bank Owned Home Located In Country Club Manor. Super Cute And In Need Of A Little Paint To Make It Shine. Featuring Gleaming Hardwood Floors And Updated Windows, Property Appears To Have Updated Plumbing (Buyer To Verify). Spacious Living Room With Romantic Fireplace, Formal Dining And Entertainers Rear Yard. Located On A Beautiful And Very Quiet Street. Close To All And Priced To Sell. Subject To Cancellation Of Previous Escrow.



**Addr:** 4412 Rose Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** R810540  
**OP:** \$350,000  
**LP:** \$350,000 **SP:** \$360,000 **Apx SF:** 1,384  
**LD:** 12/02/2008 **SD:** 01/30/2009 **\$/SF:** \$260.12  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 6,050  
**YBl:** 1944 **Prking:** Driveway **DOM:** 7  
**Elem:** **Mid:** **High:**

**Property Description:** Nice 3 Bedroom 2 Bath Home In Great Bixby Highlands Neighborhood.Has Unit In Back But Is Permitted As Rumpus Room Not Permitted For Occupancy. Close To Award Winning Longfellow Elementary And Hughes Middle Schools. Also Close To Parks And Convenient Shopping.Tenant In Back , Please Do Not Disturb.

## Closed Sale Properties



**Addr:** 4703 Brayton Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** P673003  
**OP:** \$399,000  
**LP:** \$399,000 **SP:** \$360,000 **Apx SF:** 1,499  
**LD:** 01/26/2009 **SD:** 02/26/2009 **\$/SF:** \$240.16  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 7,520  
**YBl:** 1942 **Prking:** **DOM:** 29  
**Elem:** **Mid:** **High:**

**Property Description:** Hurry!!! This Is A Great Property Featuring 3 Bed 2 Bath And A Huge Den With Bar And Fire Place. Back Yard Is Huge Great For Entertaining This Home Is Priced For A Quick Sale If You Submit Offer Before Minor Repairs Are Done You Can Pick Your Favorite Paint Colors.....



**Addr:** 1621 East Silva Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** P665325  
**OP:** \$389,900  
**LP:** \$389,900 **SP:** \$375,000 **Apx SF:** 1,314  
**LD:** 11/18/2008 **SD:** 02/11/2009 **\$/SF:** \$285.39  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 6,030  
**YBl:** 1942 **Prking:** RV Access/Parking **DOM:** 87  
**Elem:** **Mid:** **High:**

**Property Description:** This Is A Corner Lot Home, Fenced In With Wrought Iron And Block Wall Fence For Security And Privacy. Perfect For Family With Young Kids. New Carpet, Interior Paint, Wood Blinds, Roll Up Garage Door Plus A Lot More. Easy To Show, Supra Lock Box On The Water Pipe. This Is Not A Short Sale Nor Bank Owned.



**Addr:** 3240 Elm Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** P656706  
**OP:** \$398,000  
**LP:** \$398,000 **SP:** \$376,000 **Apx SF:** 1,430  
**LD:** 09/16/2008 **SD:** 02/19/2009 **\$/SF:** \$262.94  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 8,600  
**YBl:** 1977 **Prking:** **DOM:** 145  
**Elem:** **Mid:** **High:**

**Property Description:** A Must See Turnkey Home ..... Immaculate Condition ..... Ready To Move In ..... This Three Bedroom Two Bath House Has A Beautiful Remodeled Kitchen W/Dinning Room ..... Garage Converted Into A Family Room ..... Buyers To Verify Permits & Sqft.

## Closed Sale Properties



**Addr:** 4551 Pasadena Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** P671000  
**OP:** \$337,250  
**LP:** \$327,250 **SP:** \$380,000 **Apx SF:** 1,559  
**LD:** 01/07/2009 **SD:** 02/24/2009 **\$/SF:** \$243.75  
**Beds:** 4 **Bath To:** 3.00 **LotSF:** 5,250  
**YBl:** 1945 **Prking:** Driveway **DOM:** 17  
**Elem:** **Mid:** **High:**

**Property Description:** Wow...Wow...Wow...Incredible Home At An Great Savings, Upgraded Country Club Manor Home, Forced Air Heat & Central Air, Recessed Lighting, Spacious Living Room With Fireplace, Hardwood Floors, 4 Spacious Bedrooms, Master Bedroom Suite, Attractive Kitchen, Laundry Area, Detached 2 Car Garage, Upgraded Windows, See Agent Remarks For Important Additional Infromation.



**Addr:** 1054 East 45Th Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** P637998  
**OP:** \$420,000  
**LP:** \$440,000 **SP:** \$440,000 **Apx SF:** 1,490  
**LD:** 05/16/2008 **SD:** 02/02/2009 **\$/SF:** \$295.30  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 7,475  
**YBl:** 1951 **Prking:** **DOM:** 258  
**Elem:** **Mid:** **High:**

**Property Description:** Desirable Bixby Area, Custom Brick Fireplace With Copper Hood, Wall Of Windows And Door To Large Rear Yard, Master Bedroom With Dual Closets, Copperplumbing, Convenient Location Walk To Bixby Knolls Park, Shopping, 2 Car Garage With Direct Access To House, New Roof 2006, Newer Central A/C Approved Short Sale. Seller Will Give Credit Towards Closing Cost. Fast Escrow



**Addr:** 3610 Walnut Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** P668205  
**OP:** \$457,900  
**LP:** \$457,900 **SP:** \$457,000 **Apx SF:** 1,111  
**LD:** 12/12/2008 **SD:** 01/30/2009 **\$/SF:** \$411.34  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 5,760  
**YBl:** 1936 **Prking:** **DOM:** 64  
**Elem:** Longfellow **Mid:** Hughes **High:** Apply

**Property Description:** Most Charming Vintage Home In Historical Heights! Beautiful Entrance With Pavers Will Look Beautiful For Years To Come. Deep Siding, With Shuttered Windows, And Charming Front Porch.. Brings Back A Better Decade Of More Relaxing Secure Time ... Step Inside To Gleaming Hardwood Floors, Coved Ceilings, Stencil Vignettes On Walls, Formal Dining, Huge Kitchen With Vintage Flavor Overlooking A Huge Back Yard, Back Service Area With Full Bath. (You Surfers Will Love That) Oversized Deck With Arbor Out Back, Sit Back And Enjoy Entertaining Your Friends And Family... Great For Parties And Bbq'S, Professional Landscaping, Loads Of Fruit Trees And Flowers! Huge Bedrooms, Looks Like A Home And Garden Magazine Layout! With Great Closet Space! Pavers In Front And Down Driveway, Wonderful Addition! You Must See This Home; Anyone Would Love To Live Here!

## Closed Sale Properties



**Addr:** 609 Avery Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** R809893  
**OP:** \$477,000  
**LP:** \$459,900 **SP:** \$500,000 **Apx SF:** 2,478  
**LD:** 11/04/2008 **SD:** 02/13/2009 **\$/SF:** \$201.78  
**Beds:** 2 **Bath To:** 3.00 **LotSF:** 5,406  
**YBl:** 1979 **Prking:** **DOM:** 18  
**Elem:** **Mid:** **High:**

**Property Description:** This Property In Long Beach Features 2 Bedrooms And 3 Bathrooms, Located In The Very Quiet And Secluded Virginia Country Club Area Of Long Beach, This Property Shows Well, It Is Located Near Freeways, Shopping, And Entertainment. This Property Is Priced To Sell And Will Not Last Long, Submit Your Offer Today!!



**Addr:** 1072 East 46Th Long Beach **MLS #:** P667950  
**Area:** Bixby- Bixby Knolls- Los Cerritos  
**OP:** \$479,900  
**LP:** \$500,000 **SP:** \$500,000 **Apx SF:** 3,000  
**LD:** 12/11/2008 **SD:** 02/04/2009 **\$/SF:** \$166.67  
**Beds:** 4 **Bath To:** 3.00 **LotSF:** 7,475  
**YBl:** 1950 **Prking:** **DOM:** 9  
**Elem:** **Mid:** **High:**

**Property Description:** Amazing Tudor Style Home, With Tons Of Room. Beautiful Courtyard Entrance Off To The Side Of The Huge Master Suite With W/Private Bath And Your Own Private Patio For The Breakfast Or Dinner Retreats. Also Downstairs Is A Spacious Bedroom With A Large Walk-In Closet, Enormous Living Room With Brick Fireplace, Large Formal Dining Room Overlooking The Courtyard, Private Breakfast Nook Overlooking The Backyard, Laundry Room, And Spacious Kitchen. Upstairs We Have An Gigantic Family Room/Play Area, Fully Equipped With Private Balcony And Wet Bar With Mini-Fridge. And In Case You Do Want To Go Back Downstairs, There Are Two More Spacious Bedrooms, A Bathroom, And A Private Office. Way Too Many Amenities To List; Come See Now.



**Addr:** 1071 East 46Th Long Beach **MLS #:** P664441  
**Area:** Bixby- Bixby Knolls- Los Cerritos  
**OP:** \$799,000  
**LP:** \$699,000 **SP:** \$650,000 **Apx SF:** 3,081  
**LD:** 11/11/2008 **SD:** 02/27/2009 **\$/SF:** \$210.97  
**Beds:** 4 **Bath To:** 3.00 **LotSF:** 7,800  
**YBl:** 1951 **Prking:** **DOM:** 80  
**Elem:** **Mid:** **High:**

**Property Description:** Extensive Remodel/Addition 05' Huge Family Home Great For Entertaining. Living Rm With Fireplace, Dining Rm W/Vaulted Ceiling. Family Room Wired For Surround Sound, Game Room (Could Be Bedroom #5)With French Doors Opening To Deck & Rear Grounds. Kitchen With Abundant Wood Cabinetry, Tile Floors & Counter Tops + Built-In Banquet. 2 Master Bedrooms, Spacious Upstairs Master Suite Features 10 Ft Ceilings, Sitting Area, Huge Walk-In Closet W/Built-In Shevles & Drawers + French Doors Opening To Verranda. Master Bath Features Custom Sink Cabinetry & Oversized Steam Shower With Dual Heads. Br #4 With 10 Ft Ceilings & French Doors Opening To Verranda. Br #2 With French Doors Opening To Deck. Large Lushly Landscapped Lot With Spa, Firepit & Fountains. Drywalled Garage W/Oversized Door To Accomodate High Profile Vehicle. Paver Driveway. Dual Paned Windows & Doors Throughout. This Is A Must See Home!!!

Closed Sale Properties

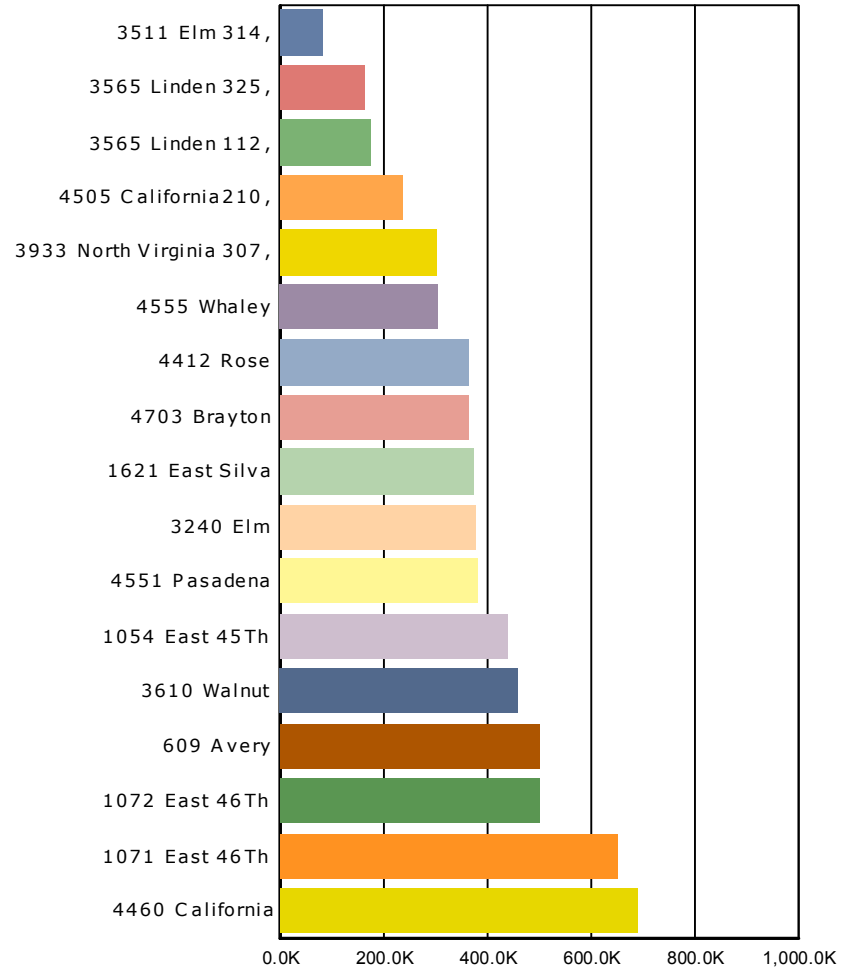


**Addr:** 4460 California Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** R810590  
**OP:** \$749,900  
**LP:** \$749,900 **SP:** \$690,000 **Apx SF:** 3,021  
**LD:** 12/04/2008 **SD:** 02/03/2009 **\$/SF:** \$228.40  
**Beds:** 4 **Bath To:** 4.00 **LotSF:** 11,390  
**YBl:** 1950 **Prking:** **DOM:** 6  
**Elem:** **Mid:** **High:**

**Property Description:** This Giant New Bixby 2 Story Home Features 4 Bedrooms, 4 Bathrooms, Large Living Room, Family Room, Kitchen, Huge Lot With Swimming Pool And Much More. There Is Also A Guest House With Kitchen Area. The Bad News Is That The Home Is In Terrible Shape. If You Are A Buyer Not Afraid Of Some Work, You'LI Love This Place. Fix It Up And Reward Yourself With Thousands In Equity.

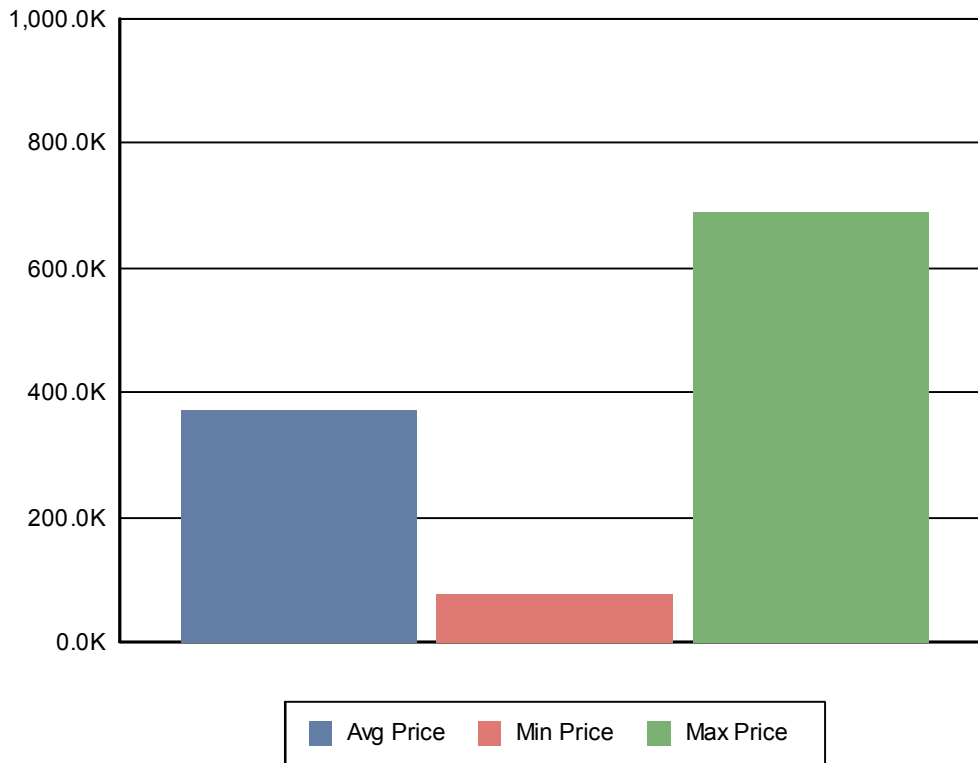
Closed Sale Properties

Total # of Listings	<b>17</b>
Lowest Price	<b>\$79,000</b>
Highest Price	<b>\$690,000</b>
Average Price	<b>\$372,912</b>
Avg. Price/SqFt	<b>\$236.62</b>
Avg DOM	<b>75</b>



# CMA Pro Report

## Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$79,000	\$690,000	\$372,912	\$236.62
<b>Totals / Averages</b>	<b>\$79,000</b>	<b>\$690,000</b>	<b>\$372,912</b>	<b>\$236.62</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3511 Elm 314, Long Beach	\$87,500	\$79,000	50	-%9.71	\$113.67
3565 Linden 325, Long Beach	\$160,000	\$160,000	158	%0.00	\$192.08
3565 Linden 112, Long Beach	\$166,900	\$173,000	109	%3.65	\$190.95
4505 California 210, Long Beach	\$235,000	\$235,000	61	%0.00	\$195.67
3933 North Virginia 307, Long Beach	\$299,500	\$299,500	118	%0.00	\$219.90
4555 Whaley Long Beach	\$329,900	\$305,000	61	-%7.55	\$303.48
4412 Rose Long Beach	\$350,000	\$360,000	7	%2.86	\$260.12
4703 Brayton Long Beach	\$399,000	\$360,000	29	-%9.77	\$240.16
1621 East Silva Long Beach	\$389,900	\$375,000	87	-%3.82	\$285.39
3240 Elm Long Beach	\$398,000	\$376,000	145	-%5.53	\$262.94
4551 Pasadena Long Beach	\$327,250	\$380,000	17	%16.12	\$243.75
1054 East 45Th Long Beach	\$440,000	\$440,000	258	%0.00	\$295.30
3610 Walnut Long Beach	\$457,900	\$457,000	64	-%0.20	\$411.34
609 Avery Long Beach	\$459,900	\$500,000	18	%8.72	\$201.78
1072 East 46Th Long Beach	\$500,000	\$500,000	9	%0.00	\$166.67
1071 East 46Th Long Beach	\$699,000	\$650,000	80	-%7.01	\$210.97
4460 California Long Beach	\$749,900	\$690,000	6	-%7.99	\$228.40
<b>Total Averages</b>	<b>\$379,391</b>	<b>\$372,912</b>	<b>75</b>	<b>%-1.19</b>	<b>\$236.62</b>

**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	3511 Elm 314	1	1.00	695	1971	\$87,500	\$79,000	02/20/2009	50
S	3565 Linden 325	2	2.00	833	1973	\$160,000	\$160,000	02/09/2009	158
S	3565 Linden 112	2	2.00	906	1973	\$166,900	\$173,000	01/30/2009	109
S	4505 California 210	2	2.00	1,201	1974	\$235,000	\$235,000	02/18/2009	61
S	3933 North Virginia 307	2	2.00	1,362	1974	\$299,500	\$299,500	02/24/2009	118
S	4555 Whaley	3	1.00	1,005	1945	\$329,900	\$305,000	02/27/2009	61
S	4412 Rose	3	2.00	1,384	1944	\$350,000	\$360,000	01/30/2009	7
S	4703 Brayton	3	2.00	1,499	1942	\$399,000	\$360,000	02/26/2009	29
S	1621 East Silva	3	2.00	1,314	1942	\$389,900	\$375,000	02/11/2009	87
S	3240 Elm	3	2.00	1,430	1977	\$398,000	\$376,000	02/19/2009	145
S	4551 Pasadena	4	3.00	1,559	1945	\$327,250	\$380,000	02/24/2009	17
S	1054 East 45Th	3	2.00	1,490	1951	\$440,000	\$440,000	02/02/2009	258
S	3610 Walnut	2	2.00	1,111	1936	\$457,900	\$457,000	01/30/2009	64
S	609 Avery	2	3.00	2,478	1979	\$459,900	\$500,000	02/13/2009	18
S	1072 East 46Th	4	3.00	3,000	1950	\$500,000	\$500,000	02/04/2009	9
S	1071 East 46Th	4	3.00	3,081	1951	\$699,000	\$650,000	02/27/2009	80
S	4460 California	4	4.00	3,021	1950	\$749,900	\$690,000	02/03/2009	6