

## Closed Sale Properties



**Addr:** 3500 Elm 8, Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** R808063  
**OP:** \$137,500  
**LP:** \$105,900 **SP:** \$97,000 **Apx SF:** 567  
**LD:** 08/26/2008 **SD:** 12/30/2008 **\$/SF:** \$171.08  
**Beds:** 1 **Bath To:** 1.00 **LotSF:** 853  
**YBl:** 1968 **Prking:** Garage Door Opener **DOM:** 117  
**Elem:** CALL **Mid:** SCHOOL **High:** DISTRICT

**Property Description:** Bank Owned. Sold For \$272,000 In 2006. Large 1 Bed, Bixby Knolls, Quiet Security Complex W/ Pool, Barbecue Area, Subterranean Garage. 1 Minute To 405 & 710. See Private Remarks.



**Addr:** 3500 Elm 8, Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** 08308087  
**OP:** \$137,500  
**LP:** \$105,900 **SP:** \$97,000 **Apx SF:** 567  
**LD:** 08/26/2008 **SD:** 12/30/2008 **\$/SF:** \$171.08  
**Beds:** 1 **Bath To:** 1.00 **LotSF:** 0  
**YBl:** 1968 **Prking:** Garage, Subterranean **DOM:** 120  
**Elem:** CALL **Mid:** SCHOOL **High:** DISTRICT

**Property Description:** Bank Owned. Sold For \$272,000 In 2006. Large 1 Bed, Bixby Knolls, Quiet Security Complex W/ Pool, Barbecue Area, Subterranean Garage. 1 Minute To 405 & 710. See Private Remarks.



**Addr:** 3530 Elm 108, Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** P662180  
**OP:** \$149,800  
**LP:** \$139,800 **SP:** \$125,000 **Apx SF:** 925  
**LD:** 10/24/2008 **SD:** 01/30/2009 **\$/SF:** \$135.14  
**Beds:** 1 **Bath To:** 1.00 **LotSF:** 0  
**YBl:** 1979 **Prking:** See Remarks, Subte **DOM:** 74  
**Elem:** **Mid:** **High:**

**Property Description:** Wow...Wow...Wow...Upper Unit...Security Building And Gated Parking, Community Complex, Huge Living Room, Patio Door To Balcony, Huge Master Suite, Beautiful Grounds, Assoc. Spa And Entertainment Areas, Carpeting Throughout, 2 Parking Spaces, See Agent Remarks For Important Additional Information.



**Addr:** 5101 Walnut Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** R806694  
**OP:** \$289,900  
**LP:** \$279,900 **SP:** \$290,000 **Apx SF:** 810  
**LD:** 07/11/2008 **SD:** 01/12/2009 **\$/SF:** \$358.02  
**Beds:** 2 **Bath To:** 1.00 **LotSF:** 5,350  
**YBl:** 1942 **Prking:** **DOM:** 103  
**Elem:** **Mid:** **High:**

**Property Description:** This Ridgewood Heights Home Just Fell Out Of Escrow 1/7/2009 After Being Off The Market For 4 Months. This Home Features 2 Bedrooms, 1 Bathroom And Is A Perfect Starter Home. Plenty Of Off Street Parking And May Even Fit Your Rv. Don'T Miss This Home As It Won'T Be Available For Long.

## Closed Sale Properties



**Addr:** 3669 Country Club H, Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** P652692  
**OP:** \$345,900  
**LP:** \$324,900 **SP:** \$320,000 **Apx SF:** 1,423  
**LD:** 08/21/2008 **SD:** 01/23/2009 **\$/SF:** \$224.88  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 2,714  
**YBl:** 1975 **Prking:** **DOM:** 100  
**Elem:** **Mid:** **High:**

**Property Description:** Bank Owned!!!!!! Sold In As-Is Condition. Beautiful Tri-Level Townhome. Running Streams, Waterfalls, Open Floorplan With Fireplace In The Living Room.



**Addr:** 1620 East Cartagena Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** R808576  
**OP:** \$380,000  
**LP:** \$364,900 **SP:** \$340,000 **Apx SF:** 1,282  
**LD:** 09/15/2008 **SD:** 01/09/2009 **\$/SF:** \$265.21  
**Beds:** 2 **Bath To:** 1.00 **LotSF:** 7,700  
**YBl:** 1943 **Prking:** **DOM:** 80  
**Elem:** **Mid:** **High:**

**Property Description:** This Property In Long Beach Features 2 Bedrooms And 1 Bath, A Large Back Yard And Newly Renovated Kitchen With Granite Countertops To Entertain Family And Friends. This Property Is Priced To Sell And Will Not Last Long, Submit Your Offer Today!!



**Addr:** 408 East 46Th Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** S552940  
**OP:** \$354,900  
**LP:** \$354,900 **SP:** \$348,000 **Apx SF:** 1,005  
**LD:** 11/02/2008 **SD:** 12/31/2008 **\$/SF:** \$346.27  
**Beds:** 3 **Bath To:** 1.00 **LotSF:** 5,250  
**YBl:** 1945 **Prking:** **DOM:** 15  
**Elem:** Los Cerritos **Mid:** Hughes **High:**

**Property Description:** Very Nice Bixby Home That Needs A Little TLC. Livingroom Features Cozy Fireplace, Skylight And Recessed Lighting. Formal Diningroom. Bright Kitchen Overlooks Rear Yard. Convenient Inside Laundry. Copper Plumbing. Hardwood Floors That Could Use Refinishing. One Room Currently Used As A Den. Close To Park, Shopping Center And Award Winning Schools.



**Addr:** 5078 Gardenia Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** S549430  
**OP:** \$385,900  
**LP:** \$366,605 **SP:** \$367,000 **Apx SF:** 1,845  
**LD:** 09/30/2008 **SD:** 12/26/2008 **\$/SF:** \$198.92  
**Beds:** 3 **Bath To:** 3.00 **LotSF:** 6,900  
**YBl:** 1942 **Prking:** **DOM:** 35  
**Elem:** **Mid:** **High:**

**Property Description:** Great 3 Bedroom 3 Bat Home With A Great Pool In The Backyard And Lovely Shaded Lounging Areas Surrounded By Trees And Shrubs. Perfect For Entertaining And Barbeques. Located In A Nice Area Of Long Beach On A Tree Lined Street And Many Upgraded Homes. Must See!

## Closed Sale Properties



**Addr:** 4238 Rose Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** R805180  
**OP:** \$469,000  
**LP:** \$395,000 **SP:** \$405,000 **Apx SF:** 1,333  
**LD:** 05/20/2008 **SD:** 01/27/2009 **\$/SF:** \$303.83  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 6,105  
**YBl:** 1942 **Prking:** **DOM:** 203  
**Elem:** Longfellow **Mid:** Hughes **High:** Poly

**Property Description:** Lovely Bixby Highlands Home With 3 Bedrooms, 2 Full Baths Including Master Suite With Bamboo Flooring And Mirrored Closet. Formal Living Room With Wood Burning Fireplace And Hardwood Flooring. Formal Dining Room. Huge Family Room With Tile Floor Opens To Rear Patio And Garden! Crown Molding In Living Room, Dining Room, And All Bedrooms. Kitchen Has Gas Range, Dishwasher, Refrigerator, Disposal And 2 Solar Tubes!. Ceiling Fans In All Bedrooms. Pretty Landscaping And Brick Trimmed Front Walk And Driveway Lead To Detached 2 Car Garage! Wired For Cable And Satellite Tv!!



**Addr:** 3728 Orange Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** P663063  
**OP:** \$475,000  
**LP:** \$435,000 **SP:** \$436,000 **Apx SF:** 1,252  
**LD:** 10/31/2008 **SD:** 01/16/2009 **\$/SF:** \$348.24  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 4,404  
**YBl:** 1957 **Prking:** **DOM:** 75  
**Elem:** LongFellow **Mid:** Hughes **High:** Apply to District

**Property Description:** Back On The Market Come On Down And Lets Open! Seller Wants This Sold! This Is Better Than All The Rest! Use As A Single Family - Great If You Have In-Laws Or Older Child Living With You! Or You Just Need Extra Office Space For Your Business! Upstairs 2 Bedrooms 1 Bath, Downstairs 1 Bedroom Studio Unit. Expansive Remodeling Has Been Done! Large Laundry Room, Private Garage, 2 Yards... This Home Is Set Back On The Lot And Very Private! Spanish Look And Feel, With To Many Upgrades To Mention. Hardwood Floors, New Windows, New Stucco, Pavers Courtyard, French Doors And So Much More... You Have To See This Property! Private Courtyard Keeps The Yard Quiet, And The Trees Keep It Private! Makes You Feel Like You Live Somewhere Else! Not The Big City Your Little Slice Of Americana! Come And See For Yourself!



**Addr:** 3582 Walnut Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** P663586  
**OP:** \$457,900  
**LP:** \$457,900 **SP:** \$465,500 **Apx SF:** 1,345  
**LD:** 11/05/2008 **SD:** 01/13/2009 **\$/SF:** \$346.10  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 6,400  
**YBl:** 1941 **Prking:** **DOM:** 34  
**Elem:** **Mid:** **High:**

**Property Description:** Great Curb Appeal From This Bixby Area Pool Home. This Property Features A Pool, Wood Floors Throughout, Fireplace In Living Room, Coved Doorways, Detatched 2 Car Garage Alley Access, Tile Floors And Pedestal Sinks In Bathrooms, Covered Front Porch, And Tile Counters And Floors In Kitchen. Do Not Miss Out On This Excellend Opportunity.



## Closed Sale Properties



**Addr:** 3710 Olive Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** P666595  
**OP:** \$464,000  
**LP:** \$464,000 **SP:** \$470,000 **Apx SF:** 983  
**LD:** 11/30/2008 **SD:** 01/07/2009 **\$/SF:** \$478.13  
**Beds:** 2 **Bath To:** 1.00 **LotSF:** 3,540  
**YBl:** 1927 **Prking:** Garage Door Opener, **DOM:** 43  
**Elem:** **Mid:** **High:**

**Property Description:** Sharp, Stunning Spanish Gem Located In An Interior Tract On One Of The Most Beautiful, Idyllic, Tree-Lined Streets In Wonderful, Historic California Heights!! A 10+! An Incredibly Stylish, Elegant & Meticulous Home Situated On A Stately Elevated Lot W/Outstanding Curb Appeal. Architectural Charm & Gracious Character Mixed Superbly W/Modern Details Thru-Out! Gorgeous Hw Floors, Barrel Ceiling, Crown Moulding, Plantation Shutters & Fp In Lr. Dining Room Leads To Spectacular Remodeled Gourmet Kitchen W/Travertine Floors, Custom Cabinetry & Lighting, Granite Counters & Sink & Upscale Appliances. Delightful Breakfast Nook W/Dual Built-In Bookcases. Both Bds Have French Doors Leading Outside. Amazing Remodeled Bathroom W/Travertine Floors & Pedastal Sink. Enchanting, Captivating Spaces From The Charming Front Covered Patio To The Private, Lush Back & Side Yards, Perfect For Entertaining & Relaxing! Copper Plumbing, Upgraded Electrical, Inside Laundry Room, Elegant New Awnings & So Much More!



**Addr:** 3935 Falcon Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** P657114  
**OP:** \$649,000  
**LP:** \$599,000 **SP:** \$560,000 **Apx SF:** 1,710  
**LD:** 09/21/2008 **SD:** 01/22/2009 **\$/SF:** \$327.49  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 6,832  
**YBl:** 1941 **Prking:** **DOM:** 120  
**Elem:** **Mid:** **High:**

**Property Description:** Reduced Again! Large 1900 Sq Ft 3-Bedroom Sprawling One Level Pool Home In The Best And Classiest Area Of Bixby Terrace/Cal Hgts, On A Large 6,832 Sf Lot, This Sophisticated Traditional/Modern Home Has A Front Enclosed Entry Lanai With Black Iron Gates And A Brick Terraced Floor. There Are Beautiful Hardwood Floors Throughout The Home With Darker Inlaid Wood Borders. Huge Formal Living Room Has Crown Moulding & Large Wood/Gas Fireplace. There Is A Huge Master Bedroom With Dual Closets And Sliders Opening To The Poolside Deck. The Gourmet Kitchen Provides A 6-Burner Gas Cooktop, Wall Oven, Dishwasher, S/By/S Frig, And Is Open To The Eating Area And Formal Dining Room, Which Currently Houses A Baby Grand Piano. The Main Bathroom Has An Outside Glass Wall Looking Into A Private Enclosed Tropical Garden. Great Salt Water Pool & Spa W/New Pool Equip & Heater. New Gas Tankless Hot Water Heater & Copper Plumbing Throughout. Make Offer! Owner Will Respond.



**Addr:** 3644 Gaviota Long Beach  
**Area:** Bixby- Bixby Knolls- Los Cerritos **MLS #:** P644692  
**OP:** \$599,000  
**LP:** \$572,000 **SP:** \$575,000 **Apx SF:** 1,502  
**LD:** 06/30/2008 **SD:** 12/31/2008 **\$/SF:** \$382.82  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,760  
**YBl:** 1937 **Prking:** **DOM:**  
**Elem:** Burroughs **Mid:** Hughes **High:** Apply to your Desi

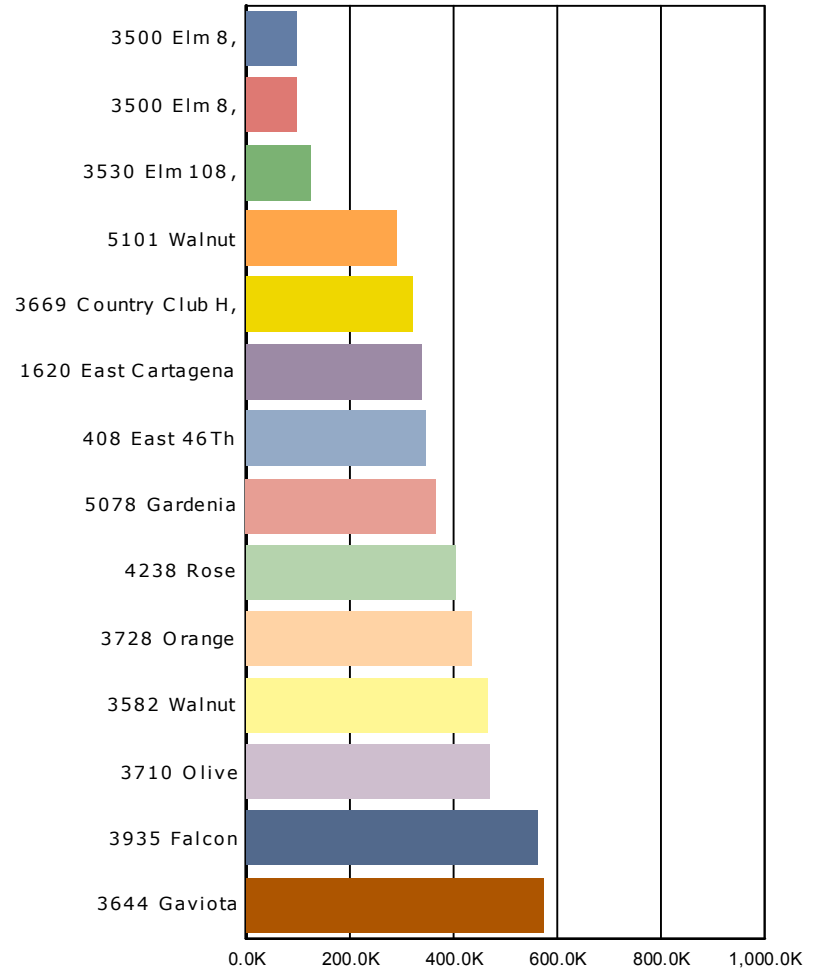
**Property Description:** Price Reduction, Seller Want Sold! This Is The One! Vintage Spanish Pool Home Move-In Ready! Foyer Entrance, Formal Dining, Separate Breakfast Room, Huge Bedrooms, Formal Living Room With Fireplace And Built-In Bookcases! Hardwood Floors, Huge Deck Out Back Room Sliders With Entertainment Bar! Great For Those How Love To Host Parties! Nice Sized Pool, With Loads Of Back Yard Room To Spare! Eclectically Decorated, In Vintage Modern, Your Eyes Will Have A Feast On This Home! Come And See The Wonder! Voted 'Best In The West' This Historical Neighborhood Of Calif Heights Is A Great Place To Live! The Charm Of This Home Is In Every Inch Of The Home! Come And Make It Yours!

Date: 7/12/2009

# CMA Pro Report

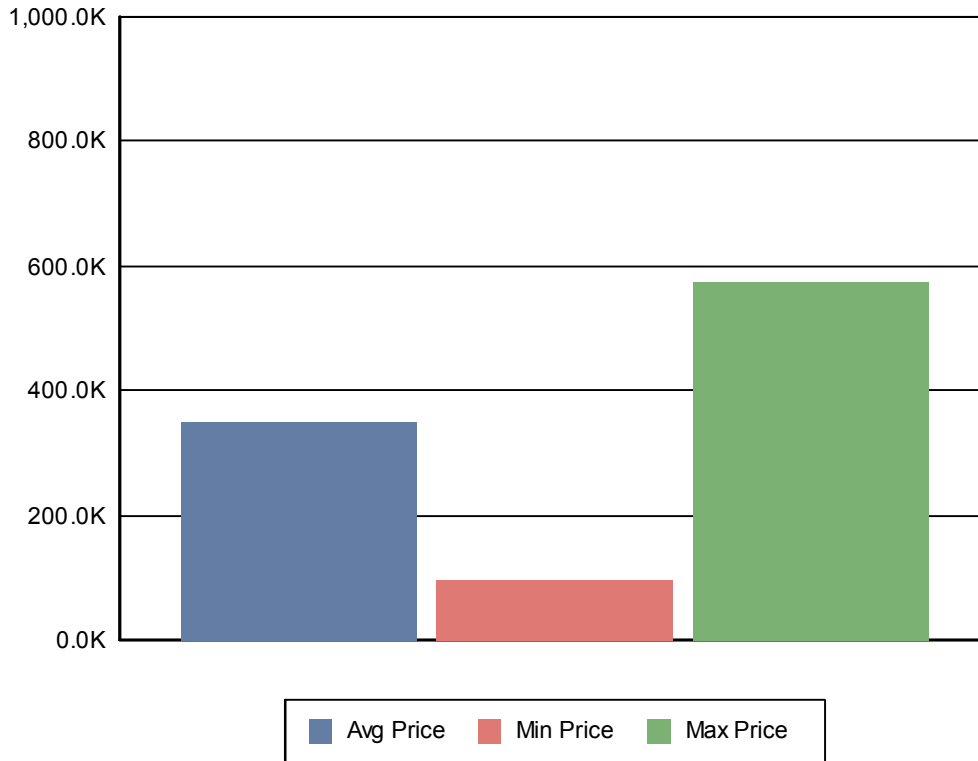
## Closed Sale Properties

Total # of Listings	<b>14</b>
Lowest Price	<b>\$97,000</b>
Highest Price	<b>\$575,000</b>
Average Price	<b>\$349,679</b>
Avg. Price/SqFt	<b>\$289.80</b>
Avg DOM	<b>86</b>



# CMA Pro Report

## Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$97,000	\$575,000	\$349,679	\$289.80
<b>Totals / Averages</b>	<b>\$97,000</b>	<b>\$575,000</b>	<b>\$349,679</b>	<b>\$289.80</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3500 Elm 8, Long Beach	\$105,900	\$97,000	117	-%8.40	\$171.08
3500 Elm 8, Long Beach	\$105,900	\$97,000	120	-%8.40	\$171.08
3530 Elm 108, Long Beach	\$139,800	\$125,000	74	-%10.59	\$135.14
5101 Walnut Long Beach	\$279,900	\$290,000	103	%3.61	\$358.02
3669 Country Club H, Long Beach	\$324,900	\$320,000	100	-%1.51	\$224.88
1620 East Cartagena Long Beach	\$364,900	\$340,000	80	-%6.82	\$265.21
408 East 46Th Long Beach	\$354,900	\$348,000	15	-%1.94	\$346.27
5078 Gardenia Long Beach	\$366,605	\$367,000	35	%0.11	\$198.92
4238 Rose Long Beach	\$395,000	\$405,000	203	%2.53	\$303.83
3728 Orange Long Beach	\$435,000	\$436,000	75	%0.23	\$348.24
3582 Walnut Long Beach	\$457,900	\$465,500	34	%1.66	\$346.10
3710 Olive Long Beach	\$464,000	\$470,000	43	%1.29	\$478.13
3935 Falcon Long Beach	\$599,000	\$560,000	120	-%6.51	\$327.49
3644 Gaviota Long Beach	\$572,000	\$575,000		%0.52	\$382.82
<b>Total Averages</b>	<b>\$354,693</b>	<b>\$349,679</b>	<b>86</b>	<b>%-2.44</b>	<b>\$289.80</b>

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

## Property Summary

Date: 7/12/2009

## CMA Pro Report

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	3500 Elm 8	1	1.00	567	1968	\$105,900	\$97,000	12/30/2008	117
S	3500 Elm 8	1	1.00	567	1968	\$105,900	\$97,000	12/30/2008	120
S	3530 Elm 108	1	1.00	925	1979	\$139,800	\$125,000	01/30/2009	74
S	5101 Walnut	2	1.00	810	1942	\$279,900	\$290,000	01/12/2009	103
S	3669 Country Club H	3	2.00	1,423	1975	\$324,900	\$320,000	01/23/2009	100
S	1620 East Cartagena	2	1.00	1,282	1943	\$364,900	\$340,000	01/09/2009	80
S	408 East 46Th	3	1.00	1,005	1945	\$354,900	\$348,000	12/31/2008	15
S	5078 Gardenia	3	3.00	1,845	1942	\$366,605	\$367,000	12/26/2008	35
S	4238 Rose	3	2.00	1,333	1942	\$395,000	\$405,000	01/27/2009	203
S	3728 Orange	3	2.00	1,252	1957	\$435,000	\$436,000	01/16/2009	75
S	3582 Walnut	3	2.00	1,345	1941	\$457,900	\$465,500	01/13/2009	34
S	3710 Olive	2	1.00	983	1927	\$464,000	\$470,000	01/07/2009	43
S	3935 Falcon	3	2.00	1,710	1941	\$599,000	\$560,000	01/22/2009	120
S	3644 Gaviota	3	2.00	1,502	1937	\$572,000	\$575,000	12/31/2008	