

Closed Sale Properties



Addr: 4700 Clair Del 500, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P690924
OP: \$89,100
LP: \$89,100 **SP:** \$90,370 **Apx SF:** 868
LD: 06/09/2009 **SD:** 07/15/2009 **\$/SF:** \$104.11
Beds: 2 **Bath To:** 1.00 **LotSF:** 1,367
YBl: 1969 **Prking:** **DOM:** 36
Elem: **Mid:** **High:**

Property Description: Fantastic Buy On This Lower Level 2 Br Condo Value Priced For Quick Sale! Spacious Living Room, Dining Area, Good Size Bedrooms, Wall Gas Heater, Bright Kitchen, Gated Parking Area. Super Motivated Seller Will Make Every Effort To Work With Your Qualified Buyers. Submit!!!



Addr: 426 East Morningside Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P685233
OP: \$165,000
LP: \$125,000 **SP:** \$125,000 **Apx SF:** 592
LD: 04/27/2009 **SD:** 07/03/2009 **\$/SF:** \$211.15
Beds: 1 **Bath To:** 1.00 **LotSF:** 4,500
YBl: 1926 **Prking:** Driveway **DOM:** 37
Elem: **Mid:** **High:**

Property Description: Bank Owned Property Near Schools & Transportation. Newer Kitchen With Some Cabinets Missing. Large Yard With Storage Shed . Wrought Iron Gate. Property Needs Repairs And Upgrades. Property Has An Additional Room With No Closet.



Addr: 3565 Linden 364, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P683036
OP: \$127,500
LP: \$127,500 **SP:** \$127,500 **Apx SF:** 660
LD: 04/09/2009 **SD:** 07/21/2009 **\$/SF:** \$193.18
Beds: 1 **Bath To:** 1.00 **LotSF:** 392
YBl: 1973 **Prking:** **DOM:** 97
Elem: **Mid:** **High:**

Property Description: Lender Owned Affordable Condo. This Property Features A Balcony, Tile Counters In Kitchen, And 1 Parking Space. Opportunity Knocks.

Closed Sale Properties



Addr: 3695 Linden 7A, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R901823
OP: \$192,500
LP: \$192,500 **SP:** \$185,000 **Apx SF:** 940
LD: 03/17/2009 **SD:** 07/30/2009 **\$/SF:** \$196.81
Beds: 1 **Bath To:** 1.00 **LotSF:** 0
YBl: 1967 **Prking:** Subterranean **DOM:** 79
Elem: **Mid:** **High:**

Property Description: All'S I Can Say Is Wow. This Great One Bedroom, One Bathroom Home Is Located On The First Floor Of The Uptown Carlton - One Of The Nicest Residences In Long Beach. The Home Itself Features: A Giant Living Room With Beautiful New Carpet; A Large Dining Area Also With New Carpet; A Gorgeous Remodeled Kitchen With All New Appliances, New Granite Counter Tops And Plenty Of Cabinets. The Large Bedroom Has So Much Closet Space You'Li Have A Hard Time Filling It All. The Bedroom Also Features A Unique Dressing Area Complete With A Built-In Dressing Table, Mirror And Cabinet Storage Space. The Bathroom Has A Tub And Separate Shower. If You'Re Looking Anywhere In Long Beach For An Absolutely Move-In Now Home, This Is The Place. I Almost Forgot The Outdoor Sitting Area Perfect For Summer Evenings With A Large Glass Of Lemonade.



Addr: 3500 Linden 306, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P673667
OP: \$264,900
LP: \$194,000 **SP:** \$194,000 **Apx SF:** 1,044
LD: 01/28/2009 **SD:** 07/22/2009 **\$/SF:** \$185.82
Beds: 3 **Bath To:** 2.00 **LotSF:** 888
YBl: 1989 **Prking:** **DOM:** 131
Elem: **Mid:** **High:**

Property Description: Approved Short Sale At List Price! 3% Seller Credit, Too! (No Termite Repairs) This 3-Bedroom Condo Is On The Top Floor And An End Unit! It Has A Great Open Floorplan With Cathedral Ceilings And A Large Breakfast Bar Open To The Living Room Plus An Eat-In Kitchen Area. It Has A Master Suite On One Side, And Two Bedrooms With A Bathroom On The Other Side Of The Unit. It'S Located In A Great Area Of Bixby Knolls!



Addr: 3452 Elm 304, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S561410
OP: \$220,000
LP: \$215,000 **SP:** \$195,000 **Apx SF:** 983
LD: 01/20/2009 **SD:** 06/29/2009 **\$/SF:** \$198.37
Beds: 2 **Bath To:** 2.00 **LotSF:** 0
YBl: 1966 **Prking:** Subterranean **DOM:** 164
Elem: **Mid:** **High:**

Property Description: You Will Feel As Though Hgtv Worked On This 2 Bedroom 1.5 Bath Unit! This 3Rd Floor Condo Has: Upgraded Kitchen Cabinets And Hardware, Stainless Steel Appliances, Stainless Steel Sink, Tile Flooring In The Kitchen And Dining Area; Laminated Wood Floors Throughout The Unit; Hall Bath With Tile Flooring. Upgraded Cabinets And Hardware; Master Bedroom W/Private Bath (Tile Flooring, Upgraded Cabinets And Hardware), And A Walk-In Closet. Well Chosen Lighting Fixtures To Accent The Home'S Interior. The Owner Has Also Upgraded The Electrical. Designer Colors On Walls Make A Statement. Move In Ready! Welcome Home.

Closed Sale Properties



Addr: 3270 Gale Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** M09030192
OP: \$247,900
LP: \$247,900 **SP:** \$250,000 **Apx SF:** 1,200
LD: 03/12/2009 **SD:** 07/14/2009 **\$/SF:** \$208.33
Beds: 2 **Bath To:** 1.00 **LotSF:** 6,650
YBl: 1941 **Prking:** **DOM:** 11
Elem: **Mid:** **High:**

Property Description: Bank Owned. Great Starter Home In A Quiet Residential Neighborhood. Two Bedroom 1 Bath, Dining Room And Small Family Room/Den, Good Size Backyard And Double Attached Garage.



Addr: 5019 Matney Ave Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S571050
OP: \$249,900
LP: \$249,900 **SP:** \$300,000 **Apx SF:** 932
LD: 04/15/2009 **SD:** 07/06/2009 **\$/SF:** \$321.89
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,564
YBl: 1942 **Prking:** Driveway **DOM:** 26
Elem: **Mid:** **High:**

Property Description: Reo Property In The Nice Area Of Long Beach, This Home Offer 2 Bedroom, 1 Bath With A Family, And A Two Car Detached Garage. Nice Big Back Yard With Fruit Trees. The Interior Is 932Sq Ft, And The Lot Is 5564Sq Ft. This Home Is Located In Beautiful, Quite, Neighborhood.



Addr: 4669 Goldfield Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S542073
OP: \$292,000
LP: \$292,000 **SP:** \$300,000 **Apx SF:** 902
LD: 07/24/2008 **SD:** 07/30/2009 **\$/SF:** \$332.59
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,180
YBl: 1942 **Prking:** Street, Gated, Drivew **DOM:** 349
Elem: **Mid:** **High:**

Property Description: Great Home Near Bixby Knolls. Updated With Newer Kitchen That Includes Granite Counters, Light Wood Cabinets And Stainless Steel Appliances And Copper Plumbing, Ceramic Tile Floors In Kitchen, Dining Area And Bath. Wood Floors In Living Room And Upgraded Carpet In Bedrooms. Some Windows Have Been Replaced With Vinyl Windows. A Little Water On The Lawn And This Is A Very Nice Place To Call Home!

Closed Sale Properties



Addr: 3625 Rose Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P691038
OP: \$299,900
LP: \$299,900 **SP:** \$338,000 **Apx SF:** 1,347
LD: 06/03/2009 **SD:** 07/10/2009 **\$/SF:** \$250.93
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,760
YBl: 1938 **Prking:** **DOM:** 15
Elem: **Mid:** **High:**

Property Description: Amazing Value For Fixer Located In Prime California Heights On A Big Lot. Traditional Floorplan W/ Foyer, Coved Ceilings, Separate Formal Dining Room And Breakfast Room. All Rooms Are Very Generous In Size Especially The Bedrooms For The Area. The Hardwood Floors Are In Beautiful Condition. Two Newer Wall Heating Units, Skylight At Hallway. Bring Your Contractors To Remodel The Kitchen & Bath. If You Appreciate The Spanish Rancho Style Architecture, You'LI Love This Opportunity To Fix And Save. Tax Records Show It As A 3Bdrm. Really 2 Bedroom W/ Formal Dining Room That Was Used As A Den. Unpermitted Enclosed Patio/Outside Fireplace At Rear Of Property. Regular Sale, In Trust..Out Of State Trustee To Sign.



Addr: 3618 Lemon Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P650272
OP: \$539,900
LP: \$359,900 **SP:** \$340,000 **Apx SF:** 734
LD: 07/26/2008 **SD:** 07/15/2009 **\$/SF:** \$463.22
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,376
YBl: 1924 **Prking:** Driveway **DOM:** 359
Elem: **Mid:** **High:**

Property Description: **** Major Price Reduction **** Charming 2 Bedroom Home In Historic Long Beach Cal Heights Area. Remodeled Inside. Owner Took Great Care Of Property.



Addr: 417 East 44Th Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S09023082
OP: \$369,900
LP: \$369,900 **SP:** \$369,000 **Apx SF:** 1,266
LD: 02/24/2009 **SD:** 07/20/2009 **\$/SF:** \$291.47
Beds: 4 **Bath To:** 2.00 **LotSF:** 5,863
YBl: 1944 **Prking:** **DOM:** 54
Elem: **Mid:** **High:**

Property Description: This Is A Lovely Home ,In A Very Quiet Neighborhood.Seller Has Done Alot Of Home Improvements So It Needs Very Little Work, Maybe Just On The Roof But Other Than That It Has Great Potential. It Is Also Has A Nice Size Lot. Short Sale Pending Approval.

Date: 8/6/2009

CMA Pro Report

Closed Sale Properties



Addr: 432 East 44Th Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P688314
OP: \$415,000
LP: \$415,000 **SP:** \$380,000 **Apx SF:** 1,214
LD: 05/11/2009 **SD:** 07/02/2009 **\$/SF:** \$313.01
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,260
YBl: 1944 **Prking:** **DOM:** 45
Elem: **Mid:** **High:**

Property Description: Spacious Bixby Knolls Home In Move In Condtion. Short Sale. 3 Br 1.75 Bath. Alley Access To Back Yard, Room For Rv Storage.



Addr: 3590 Myrtle Long Beach **MLS #:** P667523
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$437,000
LP: \$399,000 **SP:** \$405,000 **Apx SF:** 1,241
LD: 12/04/2008 **SD:** 07/15/2009 **\$/SF:** \$326.35
Beds: 2 **Bath To:** 2.00 **LotSF:** 3,570
YBl: 1956 **Prking:** **DOM:** 175
Elem: **Mid:** **High:**

Property Description: Charming Home On One Of The Nicest Tree-Lined Streets In California Heights. The Spacious Living Room Has A Bay Window And Wood Laminate Floors. The Open Floor Plan Also Features A Large Dining Area And Upgraded Kitchen With Stone Counters, Tile Floors. Both Bedrooms Are Very Large, As Is The Main Bathroom. Other Features Include Inside Laundry, Copper Plumbing, Tons Of Storage, Updated Electrical, And A 2 Car Garage With Alley Access. The Professionally Landscaped Front Yard Has Lush Plantings And An Automatic Irrigation System. The Back Is Low-Maintenance And Perfect For Entertaining. Don'T Miss Out On This One. It'S Ready To Move Right In!



Addr: 1517 East Keverer Long Beach **MLS #:** N09062816
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$405,000
LP: \$405,000 **SP:** \$405,000 **Apx SF:** 1,080
LD: 06/05/2009 **SD:** 07/09/2009 **\$/SF:** \$375.00
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,900
YBl: 1944 **Prking:** Driveway **DOM:** 4
Elem: Longfellow **Mid:** Hughes **High:** Check with City

Property Description: Very Well Maintained Bixby Highlands Pool Home. Wood Flooring Throughout. Remodeled Kitchen With Garden Window, Newer Counter Tops, Includes Stove, Refrigerator And Washer And Dryer. Updated Full Bath With Spa Tub. Central Air, Forced Air Heating Sytems, Roof, Copper Plumbing And Dual Paned Windows. Newly Renovated Pool. Move In Condition.

Closed Sale Properties



Addr: 4243 West Rose Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R903913
OP: \$409,000
LP: \$409,000 **SP:** \$415,000 **Apx SF:** 1,485
LD: 06/20/2009 **SD:** 07/29/2009 **\$/SF:** \$279.46
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,105
YBl: 1943 **Prking:** **DOM:** 27
Elem: **Mid:** **High:**

Property Description: Wow, Regular Sale! Not An Reo Or Short Sales, Seller Wants It Sold At \$409,000. This House Will Not Last On The Market, 3 Bedrooms, 2 Baths, Family Room Has Fireplace And Newer Carpet, Kitchen Has Granite Counters, Cabinets And Dishwasher, Got Hardwood Floor. Newer Paint In And Out. Long Drive Way With 2 Car Detached Garage And Cover Patio. This Is Perfect For Growing Family Or First Time Home Buyer'S.



Addr: 3642 Brayton Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** C09054612
OP: \$425,000
LP: \$425,000 **SP:** \$425,000 **Apx SF:** 767
LD: 05/15/2009 **SD:** 07/21/2009 **\$/SF:** \$554.11
Beds: 2 **Bath To:** 1.00 **LotSF:** 6,400
YBl: 1921 **Prking:** **DOM:** 25
Elem: **Mid:** **High:**

Property Description: This Is Not A Short Sale, This Is A Great Corporate Owned Property In The California Heights Historical District. New Carpet, And Newer Interior Paint. House Is Ready To Move In. Attic Was Modified For Extra Storage. 2 Car Detached Garage With An Additional Large Utility Shed Behind The Garage For Extra Storage. Info. From Previous Sale In 2006 States That House Was Re-Wired And Had Newer Copper Plumbing, Buyers And Agents To Investigate And Staisfy Themselves As To This Information.



Addr: 4348 Gundry Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P684090
OP: \$474,900
LP: \$459,000 **SP:** \$430,000 **Apx SF:** 1,656
LD: 04/18/2009 **SD:** 07/15/2009 **\$/SF:** \$259.66
Beds: 4 **Bath To:** 2.00 **LotSF:** 6,105
YBl: 1944 **Prking:** **DOM:** 20
Elem: Longfellow **Mid:** Hughes **High:** check city

Property Description: Well Maintained Bixby Highlands Beauty.First Time On The Market In 30 Years. Dual Paned Windows Throughout.Livingroom With Fireplace.Step Down Familyroom Leading To An Enclose Patio/Sun Room.Second Floor Master Bedroom With Master Bathroom.Long Driveway With New Pavers Leading To A 2 Car Detached Garage.Park-Like Backyard,Well Groomed.Close To Shopping,Parks And Award Winning Schools.

Closed Sale Properties



Addr: 3709 Olive Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R903317
OP: \$442,000
LP: \$442,000 **SP:** \$435,000 **Apx SF:** 1,092
LD: 05/26/2009 **SD:** 07/19/2009 **\$/SF:** \$398.35
Beds: 2 **Bath To:** 1.00 **LotSF:** 3,120
YBl: 1940 **Prking:** **DOM:** 43
Elem: Longfellow **Mid:** Hughes **High:**

Property Description: Lovely Cal Heights 2 Bedroom Home. Harwood Floors, Dual Painted Vinyl Windows And Spacious Front Deck For Entertaining. Master Bedroom Has New French Doors Making The Room Bright And Open While Affording Relaxing Neighborhood Views. Central Air And Heat With Additional Power Attic Fan Keep The Temperature Comfortable While Holding Utility Costs Down. Features Include Smoothed Ceilings, Arched Opening To Dining Area, Gas Hook Up For Bbq On Patio And Recessed Can Lighting. Located On A Beautiful Tree Lined Street Within Walking Distance To Elementary And Middle Schools. The Property Is Turn-Key And Ready To Move In With Nice Landscaping. Close To Shopping, Dining And Freeway Access.



Addr: 3359 Crest Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R901521
OP: \$525,000
LP: \$525,000 **SP:** \$480,000 **Apx SF:** 2,244
LD: 03/06/2009 **SD:** 07/10/2009 **\$/SF:** \$213.90
Beds: 3 **Bath To:** 3.00 **LotSF:** 3,162
YBl: 1990 **Prking:** Garage Door Opener, **DOM:** 130
Elem: Birney **Mid:** Hughes **High:** Poly

Property Description: Views, Views, Views From Palos Verdes To Catalina, Past Downtown Long Beach And Harbor Into Orange County!! Super Sharp Home Built In 1990 By Renowned Builder Gary Gensemer!! 3 Bedrooms, 3 Baths Includes Fabulous Master Suite With Spectacular View Balcony, Fireplace, Wet Bar & Fridge, Sumptuous Bath, And 'Room Sized' Walk-In Closet!! Formal Living Room With Fireplace, Formal Dining Room, Huge Family Room With Fireplace Includes Standard Pool Table!! Cooks Kitchen With Dishwasher, Fridge, Microwave, And Gas Range!! All This Plus Extra High Ceilings, Arches, Dual Paned Windows, Central Heat And Air, Inside Laundry Room, Security System....Grassy Garden Plus Patio...2 Car Attached Extra Deep Garage, Plus Park Extra Cars In The Driveway!! Truly This Home Must Be Seen To Be Appreciated. Please Call For A Private Showing. You'LI Love It!!



Addr: 4660 Rio Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P674918
OP: \$520,000
LP: \$520,000 **SP:** \$490,000 **Apx SF:** 1,769
LD: 02/06/2009 **SD:** 07/15/2009 **\$/SF:** \$276.99
Beds: 3 **Bath To:** 3.00 **LotSF:** 13,268
YBl: 1995 **Prking:** **DOM:** 164
Elem: **Mid:** **High:**

Property Description: Not A Short Sale Or Bank Owned! Nestled In The Quiet Sleepy Hollow Community On The North Side Of The Prestigious Virginia Country Club, This Home Is A Very Rare Find Currently On The Market, With A Huge, Oversized Lot And Recently Built, In 1995. Located Close To Freeways And Bixby Knolls Shopping, Yet Hidden And Private On A Quiet Cul De Sac Street. Attractive Curb Appeal, 2 Story Home.

Closed Sale Properties



Addr: 3916 Lewis Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R902089
OP: \$695,000
LP: \$695,000 **SP:** \$650,000 **Apx SF:** 2,380
LD: 03/26/2009 **SD:** 07/10/2009 **\$/SF:** \$273.11
Beds: 3 **Bath To:** 3.00 **LotSF:** 6,490
YBl: 1952 **Prking:** Garage Door Opener, **DOM:** 76
Elem: Longfellow **Mid:** Hughes **High:** Poly

Property Description: Pause And Admire The Manicured Landscaping And Full Front Porch. Step Inside And Enjoy This Absolutely Stunning 2-Story Home In Move-In Condition With Lots Of Traditional Detailing, Crown Moldings Throughout, New Interior Paint, Fine Finishes, Lots More! Super Sharp 3 Bedrooms, 3 Updated Baths (Including 2 Wheelchair Accessible Showers) In Pretty Bixby Knolls. Entry Foyer Opens To Huge Formal Living Room With Oversized Window Overlooking The Pretty Street. Elegant Formal Dining Room With Chair Rail. Cooks Will Love The Kitchen With Solid Maple Cabinets, And Sunny Breakfast Nook! Private Upstairs Master Suite!! The Family Room With Corner Brick Fireplace And Beamed Ceiling Looks Out Upon And Opens To A Patio And Lovely Garden! Central Heat And Air, Solar Water Heating, Inside Laundry, 2-Car Detached Garage, Plus Room For Rv Or Boat. A Great Home In A Great Location....Hurry!!



Addr: 3935 Cedar Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P684864
OP: \$699,900
LP: \$699,900 **SP:** \$663,000 **Apx SF:** 2,060
LD: 04/24/2009 **SD:** 07/14/2009 **\$/SF:** \$321.84
Beds: 4 **Bath To:** 2.00 **LotSF:** 5,460
YBl: 1949 **Prking:** **DOM:** 69
Elem: LOS CERRITOS **Mid:** HUGHES **High:** POLY

Property Description: Great Curb Appeal, Beautiful Home, Recently Remodeled. Nice Tile Floors And Fireplace Large French Doors Lead To Manicured Serene Back Yard Kitchen Has Maple Cabinets With Granite Counters. Upstairs 1 Bedroom Plus A Extra Large Master Suite That Features A Stone Fireplace, And A Large Custom Made Walk In Closet. Walking Distance From Park.



Addr: 4225 Locust Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P678802
OP: \$850,000
LP: \$795,000 **SP:** \$735,000 **Apx SF:** 2,194
LD: 03/09/2009 **SD:** 07/09/2009 **\$/SF:** \$335.00
Beds: 3 **Bath To:** 3.00 **LotSF:** 15,250
YBl: 1948 **Prking:** Garage Door Opener, **DOM:** 107
Elem: Los Cerritos **Mid:** Hughes **High:** Poly

Property Description: Opportunity Only Knocks Once, And This May Be It!!!! Original Condition Classic California Ranch Built In 1948. This Home Sits On Two Lots Totaling 15,250Sf. The Adjacent Lot Was Purchased By The Seller Many Years Ago And Combined With The Original Lot. Original Home Features A Large Formal Living Room W/Fireplace. Large Formal Dining Room. Family Room W/Raised Hearth, Stone Fireplace. Master Suite And Two Large Guest Bedrooms. Sunny, Original Kitchen W/Lots Of Cabinets And Adjacent Breakfast Room. Huge Swimming Pool And Gated Driveway To 2-Car Detached Garage. So Many Possibilities On This One Renovate, Remodel, Add-On, Or Build. Either Way This Is An Incredible Location With Endless Possibilities.

Closed Sale Properties

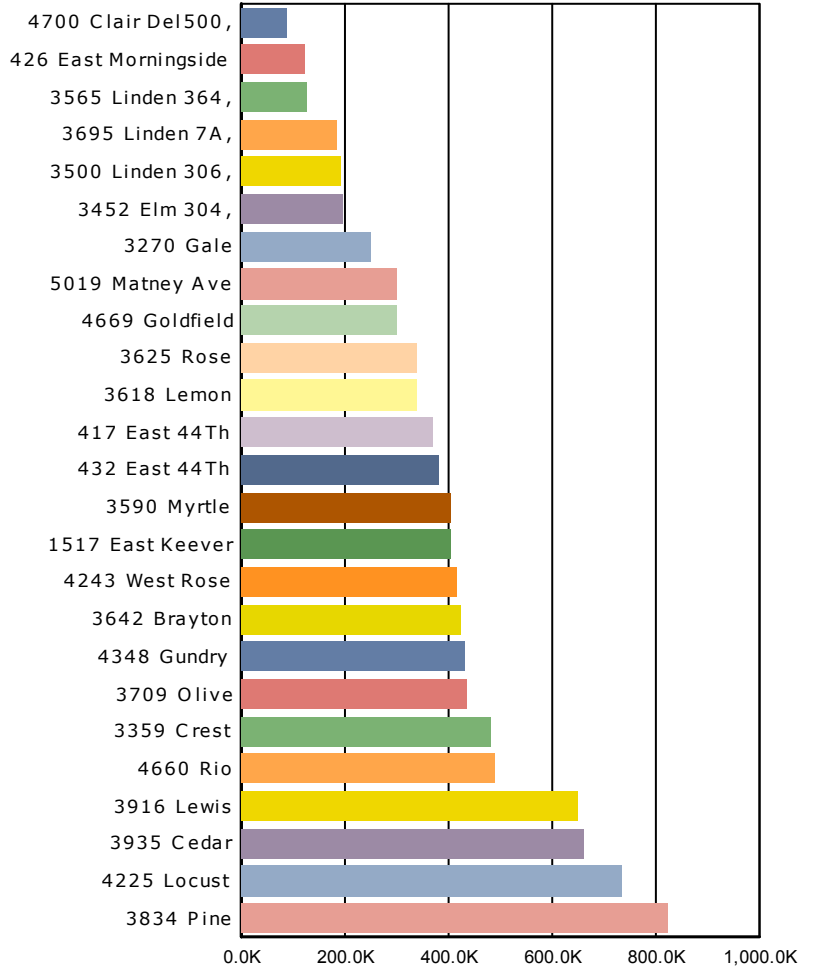


Addr: 3834 Pine Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P688201
OP: \$860,000
LP: \$860,000 **SP:** \$825,000 **Apx SF:** 2,304
LD: 05/19/2009 **SD:** 07/20/2009 **\$/SF:** \$358.07
Beds: 3 **Bath To:** 3.00 **LotSF:** 9,000
YBl: 1936 **Prking:** **DOM:** 28
Elem: Los Cerritos **Mid:** Hughes **High:** Poly

Property Description: An Elegant And Tranquil Lifestyle In The Setting Of The Virginia Country Club, With Grand Tree-Lined Streets, Lovely Parks And Wonderful Schools. This Warm & Enchanting Home Invites Intimate Entertaining, Lively Family Get-Togethers And Romantic Evenings Under The Twinkling, Wisteria Covered Pergola Overlooking The Sparkling Pool & Spa! Enjoy Gourmet Meals Prepared In The Chef'S Kitchen, Featuring Granite Counters & Cooking Island, With French Doors Leading From The Dining Area To The Backyard Built-In Bbq. The Very-Private Master Suite Features A Marble And Tile Bath, A Walk-In, Cedar-Lined Closet With Extensive Organizers And French Doors Leading To The Resort-Like Backyard. Entertain In The Lovely Formal Living Room, Complete With Cozy Fireplace That Features A Custom, French Fossil Mantle, Or The Large Den With Media Built-Ins & Bookshelves, Or The Huge Formal Dining Room! Gleaming Hardwood Floors, Newer Paint & Magnificent, Landscaped Grounds With 1000'S Of Climbing Roses!!

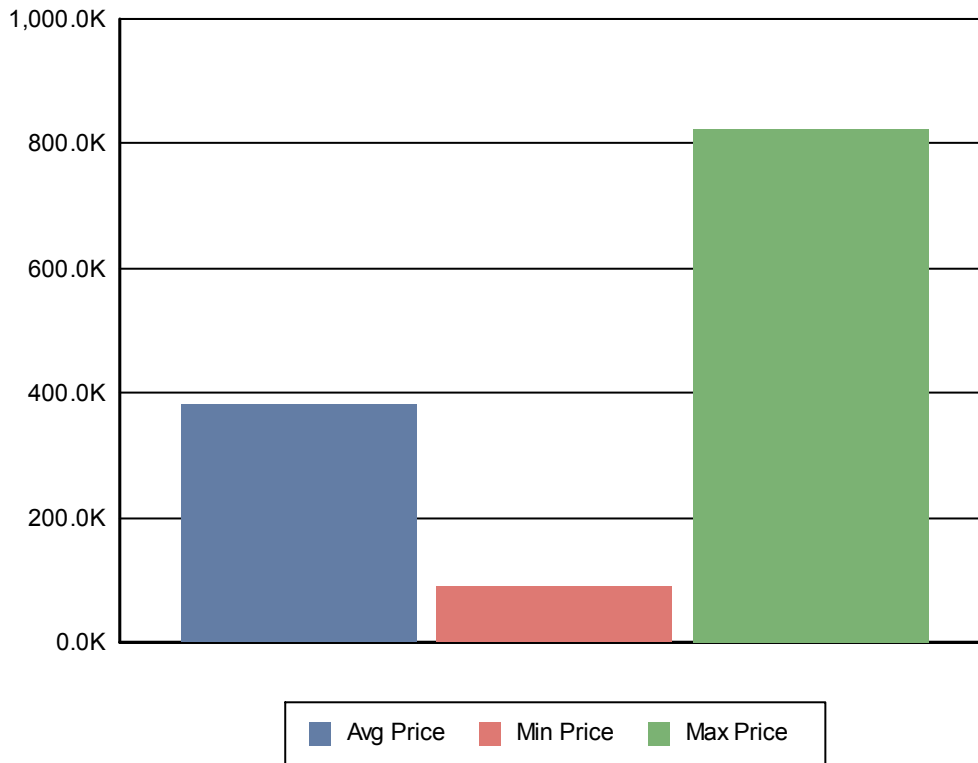
Closed Sale Properties

Total # of Listings	25
Lowest Price	\$90,370
Highest Price	\$825,000
Average Price	\$382,075
Avg. Price/SqFt	\$289.71
Avg DOM	91



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$90,370	\$825,000	\$382,075	\$289.71
Totals / Averages	\$90,370	\$825,000	\$382,075	\$289.71

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
4700 Clair Del 500, Long Beach	\$89,100	\$90,370	36	%1.43	\$104.11
426 East Morningside Long Beach	\$125,000	\$125,000	37	%0.00	\$211.15
3565 Linden 364, Long Beach	\$127,500	\$127,500	97	%0.00	\$193.18
3695 Linden 7A, Long Beach	\$192,500	\$185,000	79	-%3.90	\$196.81
3500 Linden 306, Long Beach	\$194,000	\$194,000	131	%0.00	\$185.82
3452 Elm 304, Long Beach	\$215,000	\$195,000	164	-%9.30	\$198.37
3270 Gale Long Beach	\$247,900	\$250,000	11	%0.85	\$208.33
5019 Matney Ave Long Beach	\$249,900	\$300,000	26	%20.05	\$321.89
4669 Goldfield Long Beach	\$292,000	\$300,000	349	%2.74	\$332.59
3625 Rose Long Beach	\$299,900	\$338,000	15	%12.70	\$250.93
3618 Lemon Long Beach	\$359,900	\$340,000	359	-%5.53	\$463.22
417 East 44Th Long Beach	\$369,900	\$369,000	54	-%0.24	\$291.47
432 East 44Th Long Beach	\$415,000	\$380,000	45	-%8.43	\$313.01
3590 Myrtle Long Beach	\$399,000	\$405,000	175	%1.50	\$326.35
1517 East Keever Long Beach	\$405,000	\$405,000	4	%0.00	\$375.00
4243 West Rose Long Beach	\$409,000	\$415,000	27	%1.47	\$279.46
3642 Brayton Long Beach	\$425,000	\$425,000	25	%0.00	\$554.11
4348 Gundry Long Beach	\$459,000	\$430,000	20	-%6.32	\$259.66
3709 Olive Long Beach	\$442,000	\$435,000	43	-%1.58	\$398.35

Date: 8/6/2009

CMA Pro Report

3359 Crest Long Beach	\$525,000	\$480,000	130	-%8.57	\$213.90
4660 Rio Long Beach	\$520,000	\$490,000	164	-%5.77	\$276.99
3916 Lewis Long Beach	\$695,000	\$650,000	76	-%6.47	\$273.11
3935 Cedar Long Beach	\$699,900	\$663,000	69	-%5.27	\$321.84
4225 Locust Long Beach	\$795,000	\$735,000	107	-%7.55	\$335.00
3834 Pine Long Beach	\$860,000	\$825,000	28	-%4.07	\$358.07
Total Averages	\$392,460	\$382,075	91	-%-1.29	\$289.71

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	4700 Clair Del 500	2	1.00	868	1969	\$89,100	\$90,370	07/15/2009	36
S	426 East Morningside	1	1.00	592	1926	\$125,000	\$125,000	07/03/2009	37
S	3565 Linden 364	1	1.00	660	1973	\$127,500	\$127,500	07/21/2009	97
S	3695 Linden 7A	1	1.00	940	1967	\$192,500	\$185,000	07/30/2009	79
S	3500 Linden 306	3	2.00	1,044	1989	\$194,000	\$194,000	07/22/2009	131
S	3452 Elm 304	2	2.00	983	1966	\$215,000	\$195,000	06/29/2009	164
S	3270 Gale	2	1.00	1,200	1941	\$247,900	\$250,000	07/14/2009	11
S	5019 Matney Ave	2	1.00	932	1942	\$249,900	\$300,000	07/06/2009	26
S	4669 Goldfield	2	1.00	902	1942	\$292,000	\$300,000	07/30/2009	349
S	3625 Rose	2	1.00	1,347	1938	\$299,900	\$338,000	07/10/2009	15
S	3618 Lemon	2	1.00	734	1924	\$359,900	\$340,000	07/15/2009	359
S	417 East 44Th	4	2.00	1,266	1944	\$369,900	\$369,000	07/20/2009	54
S	432 East 44Th	3	2.00	1,214	1944	\$415,000	\$380,000	07/02/2009	45
S	3590 Myrtle	2	2.00	1,241	1956	\$399,000	\$405,000	07/15/2009	175
S	1517 East Keever	3	1.00	1,080	1944	\$405,000	\$405,000	07/09/2009	4
S	4243 West Rose	3	2.00	1,485	1943	\$409,000	\$415,000	07/29/2009	27
S	3642 Brayton	2	1.00	767	1921	\$425,000	\$425,000	07/21/2009	25
S	4348 Gundry	4	2.00	1,656	1944	\$459,000	\$430,000	07/15/2009	20
S	3709 Olive	2	1.00	1,092	1940	\$442,000	\$435,000	07/19/2009	43
S	3359 Crest	3	3.00	2,244	1990	\$525,000	\$480,000	07/10/2009	130
S	4660 Rio	3	3.00	1,769	1995	\$520,000	\$490,000	07/15/2009	164
S	3916 Lewis	3	3.00	2,380	1952	\$695,000	\$650,000	07/10/2009	76
S	3935 Cedar	4	2.00	2,060	1949	\$699,900	\$663,000	07/14/2009	69
S	4225 Locust	3	3.00	2,194	1948	\$795,000	\$735,000	07/09/2009	107
S	3834 Pine	3	3.00	2,304	1936	\$860,000	\$825,000	07/20/2009	28