

## Closed Sale Properties



**Addr:** 3210 Merrill 40, Torrance  
**Area:** Central Torrance **MLS #:** S09050508  
**OP:** \$299,000  
**LP:** \$299,000 **SP:** \$282,500 **Apx SF:** 1,350  
**LD:** 05/05/2009 **SD:** 07/13/2009 **\$/SF:** \$209.26  
**Beds:** 2 **Bath To:** 2.00 **LotSF:**  
**YBl:** 1964 **Prking:** Driveway, On Site **DOM:** 8  
**Elem:** Hickory Elementary **Mid:** Madrona **High:** Torrance

**Property Description:** Location, Location, Location! Quiet Complex Located Near Parks, Shopping And Restaurants. Huge Light And Bright Upper Unit Featuring 2 Bdrms Plus An Extra Room For Den, Office, Or 3Rd Bdrm. Master With 3 Closets And Ensuite Bath With Very Large Shower. Original Wood Floors And New Paint Throughout. Spacious Balcony Overlooking Courtyard. Large 2-Car Garage And Separate Storage Locker.

Hoa Includes Water, Trash, Insurance, Outdoor Maintenance, And Basic Cable Tv. Property Taxes To Be Added To Monthly Hoa. Sq.Ft. Is Estimated; Buyer To Verify. Unit Is Co-Op Requiring 20% Down And Owner Occupancy.



**Addr:** 3230 Merrill 62, Torrance **MLS #:** S09071499  
**Area:** Central Torrance  
**OP:** \$295,000  
**LP:** \$295,000 **SP:** \$300,000 **Apx SF:** 861  
**LD:** 07/01/2009 **SD:** 07/14/2009 **\$/SF:** \$348.43  
**Beds:** 1 **Bath To:** 1.00 **LotSF:**  
**YBl:** 1964 **Prking:** **DOM:** 6  
**Elem:** **Mid:** **High:**

**Property Description:** Bright And Airy 1 Or 2 Bedroom (Den — Approx. 12Ft9In X 9Ft — With Full Closet Can Be Used As A Second Bedroom) And 1 Bath; Approx. 861 Sqft. Very Large Master Bedroom. Newer: Bathroom, Laminated Floors, Smooth Ceilings With Crown Molding, Terra-Cotta Tiled Balcony With A Peek-A-Boo View And Newer Appliances In The Kitchen. There Is A Storage Unit And Garage For 1 Car. Complex Provides Well-Kept Landscaping, Two Pools, Convenient Laundry Rooms, Recreation Room Available For Parties/Get-Togethers. Great Well-Maintained Complex With Low Hoas (Includes Water, Trash, Cable, Etc.). Centrally Located To Mall, Restaurants, Entertainment, Shopping, Freeways.



**Addr:** 3101 Plaza Del Amo 95, Torrance **MLS #:** S09064919  
**Area:** Central Torrance  
**OP:** \$453,000  
**LP:** \$453,000 **SP:** \$440,000 **Apx SF:** 1,186  
**LD:** 06/14/2009 **SD:** 07/16/2009 **\$/SF:** \$370.99  
**Beds:** 2 **Bath To:** 3.00 **LotSF:** 2,173  
**YBl:** 1986 **Prking:** Direct Garage Acces **DOM:** 28  
**Elem:** Hickory **Mid:** Madlona **High:** Check w/City

**Property Description:** Well Managed And Maintained Gated Community Of Windsong In Central Torrance, Close To Shopping Mall, Markets, Schools, Madrona Marsh Nature Reserve, And Hospitals. The Unit Is In The Best And Quiet Location, Near Guest Parking With A Few Steps Up Leading You Through A Beautiful Green Belt To The Front Deck Of The Unit. Nice And Cozy Living Area, Open Kitchen Counter And Separate Dining Area. Two Master Suites, One Has Walk-In Closet. Newer Appliances, And A Brand New 50-Gallon Water Heater. Easy Access To The Garage From The Gate. Great Unit For Living In Or Leasing Out.

## Closed Sale Properties



**Addr:** 2800 Plaza Del Amo 9, Torrance  
**Area:** Central Torrance **MLS #:** S08127564  
**OP:** \$470,000  
**LP:** \$460,000 **SP:** \$440,000 **Apx SF:** 1,185  
**LD:** 09/04/2008 **SD:** 07/01/2009 **\$/SF:** \$371.31  
**Beds:** 2 **Bath To:** 3.00 **LotSF:** 2,021  
**YBl:** 1989 **Prking:** Direct Garage Acces **DOM:** 236  
**Elem:** Hickory **Mid:** Madrona **High:** Torrance

**Property Description:** Beautiful 2 Bedroom, 2 1/2 Bath Unit In Highly Desired Summerwind Complex. This Is A Very Secure Gated Community With Gorgeous Landscaping, 3 Pools, Spas, Clubhouse, Playground For The Kids And Ample Guest Parking - A Completely Charming And Wonderful Community In The Center Of Torrance. A Short Walk To Beautiful Wilson Park With All Its Recreational Possibilities. Two Car Attached Garage With Interior Access To Home, Separate Laundry Room And Storage. This Is A Short Sale.



**Addr:** 2800 Plaza Del Amo 197, Torrance  
**Area:** Central Torrance **MLS #:** S09057243  
**OP:** \$479,000  
**LP:** \$469,000 **SP:** \$459,800 **Apx SF:** 1,088  
**LD:** 05/24/2009 **SD:** 07/20/2009 **\$/SF:** \$422.61  
**Beds:** 2 **Bath To:** 3.00 **LotSF:** 2,021  
**YBl:** 1989 **Prking:** Direct Garage Acces **DOM:** 26  
**Elem:** **Mid:** **High:**

**Property Description:** Desirable Gated Community "Summerwind". Turn Key Condition. New Paint, New Carpet In The Bedrooms. Laminated Wood Floor In The Living Room And Dining Area. 2 Master Bedrooms. South Facing, Very Bright, Near Pool And Mail Box, Good Location In The Complex. Bonus Room/Storage Next To Garage. Roll Up Garage Door. Torrance Unified Schools. Walking Distance To Wilson Park. Children'S Play Area Inside The Complex.



**Addr:** 2800 Plaza Del Amo 300, Torrance  
**Area:** Central Torrance **MLS #:** S09049449  
**OP:** \$509,000  
**LP:** \$489,000 **SP:** \$480,000 **Apx SF:** 1,273  
**LD:** 05/02/2009 **SD:** 07/30/2009 **\$/SF:** \$377.06  
**Beds:** 2 **Bath To:** 3.00 **LotSF:** 2,021  
**YBl:** 1989 **Prking:** Direct Garage Acces **DOM:** 80  
**Elem:** Hickory **Mid:** Madrona **High:** Torrance

**Property Description:** Gorgeous Open End Unit, Private Location With Trees & Pv View. Open Area With Lot Of Guest Parking. Two Bedrooms And Two & One Half Baths, Designer Paint Throughout The Unit, Total Remodel Luxury Master Bath With Travertine Tile And Spa Tub. Walk-In Closets Have Custom Made Cedar Lined Closet Organizer. Vaulted Ceilings, All New Faucets, New Light Fixtures And Ceiling Fans Are New. Up-Graded Tile In Kitchen And Bathrooms. Up-Graded Wood Floor In Living And Dinner Room, Cozy Fireplace In Living Room, Has Up-Graded Mantel. Large Laundry Room With Cabinet And Sink. Newer Sectional Garage Door Fully Insulated And Steel Back. Sunny Patio W/ Utility Hook-Up, 3 Pools, 3 Spa And Club House. Hoa Fees: Only \$270 Per Month.

## Closed Sale Properties



**Addr:** 2545 Sierra Torrance  
**Area:** Central Torrance **MLS #:** S09056138  
**OP:** \$539,900  
**LP:** \$539,900 **SP:** \$540,000 **Apx SF:** 1,108  
**LD:** 05/20/2009 **SD:** 07/24/2009 **\$/SF:** \$487.36  
**Beds:** 3 **Bath To:** 1.00 **LotSF:** 5,000  
**YBl:** 1951 **Prking:** **DOM:** 7  
**Elem:** FERN **Mid:** MADRONNA **High:** TORRANCE

**Property Description:** Sharp Remodeled 3 Bedroom In Move-In-Condition - Nice Living Room With Dining Area And Crown Moulding - Newer Windows - Newer Forced Air Heating & A/C - Remodeled Full Bath W Seperate Tub And Shower - Pergo Style Flooring - Remodeled Kitchen W/ Stainless Stove, Dishwasher, Garden Window & More - Newer Carpeting In Bedrooms - Covered Patio - Beautiful Landscaped Yard W/ Auto Sprinklers Front & Back For Outdoor Enjoyment - Newer Interlocking Pavers Driveway And Much More!



**Addr:** 1215 Cranbrook Torrance  
**Area:** Central Torrance **MLS #:** S09053672  
**OP:** \$575,000  
**LP:** \$575,000 **SP:** \$575,000 **Apx SF:** 1,261  
**LD:** 05/14/2009 **SD:** 07/13/2009 **\$/SF:** \$455.99  
**Beds:** 3 **Bath To:** 1.00 **LotSF:** 5,356  
**YBl:** 1951 **Prking:** Driveway **DOM:** 16  
**Elem:** Fern **Mid:** Madrona **High:** Torrance

**Property Description:** Charming "Torrance Gardens" Home. Refinished Hardwood Floors And Freshly Painted. Dual Paned Windows And Newly Installed Carpet In Family Room. Close To Park And Schools, Great Location!



**Addr:** 3205 Antonio Torrance  
**Area:** Central Torrance **MLS #:** S09056276  
**OP:** \$569,900  
**LP:** \$569,900 **SP:** \$579,900 **Apx SF:** 1,333  
**LD:** 05/21/2009 **SD:** 07/14/2009 **\$/SF:** \$435.03  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,500  
**YBl:** 1955 **Prking:** **DOM:** 9  
**Elem:** HICKORY **Mid:** MADRONA **High:** TORRANCE

**Property Description:** Nice 3 Bedroom 1.75 Bath Home On A Great Street - Freshly Painted Exterior - Open Living Room - Nice Kitchen W Tile Counters And Classic Appliances- Private Master Bedroom W Bath - Individual Laundry Room - Double Attached Garage - Beautiful Landscaped Back Yard W Spa All For Out Door Enjoyment

## Closed Sale Properties



**Addr:** 1508 Date Torrance  
**Area:** Central Torrance  
**OP:** \$639,000  
**LP:** \$619,900  
**LD:** 03/09/2009  
**Beds:** 3  
**YBl:** 1955  
**Elem:**

**SP:** \$590,000  
**SD:** 07/10/2009  
**Bath To:** 2.00  
**Prking:**  
**Mid:**

**MLS #:** S09028143  
**Apx SF:** 1,700  
**\$/SF:** \$347.06  
**LotSF:** 6,500  
**DOM:** 96  
**High:**

**Property Description:** \*\*\*\* Over 1700Sq.Ft. Central Torrance Cozy Family House In Quiet Cul De Sac Street. Tax Assessor Shows 1340 Sq.Ft. (3Bed Rooms +2 Bath Rooms House) Plus Over 450Sq.Ft. Extra Income From In -Law Unit W/ Permit. It Has Private Entry,Bright Living Room W/ Beautiful Travertine Fireplace. Very Spacious Kitchen W/ Newer Oak Cabinet.Nice Size Of Rooms W/Wood Floors,Spacious Bathroom W/ Jacuzzi Tub. Bright And Light Interior Features Many Window. Separate Large Utility Room W/ Washer,Dryer. Large Tree House Is Good For Your Children'S Play.Private Backyard Wooden Sun Deck Is Good For Bbq Or Outdoor Enjoyment. \*\*\* Conveniently Located Schools(You Can Walk To Fern Elementary School, Madrona Junior High School, Torrance High School) Parks, Shopping,Markets,City Hall,Restaurants And Just Minutes Away From 405,110,91 Freeways. \*\*Buyer Verify The Sqft,Permits. You Will Love This Beautiful House. Thank You For Showing!!!



**Addr:** 3005 Antonio Torrance  
**Area:** Central Torrance  
**OP:** \$619,500  
**LP:** \$619,800  
**LD:** 04/06/2009  
**Beds:** 3  
**YBl:** 1955  
**Elem:**

**SP:** \$595,000  
**SD:** 07/22/2009  
**Bath To:** 2.00  
**Prking:** Direct Garage Acces  
**Mid:**

**MLS #:** S09039387  
**Apx SF:** 1,290  
**\$/SF:** \$461.24  
**LotSF:** 5,300  
**DOM:** 81  
**High:**

**Property Description:** \*\*Brand New 30 Yrs Shingle Roof Installed On 05/08/09 With City Permit And Inspection\*\* Great 3 Bedroom, 2 Bath With Very Desirable Floorplan. New Contemporary Birch Kitchen Cabinets, Premium Brands Stainless Kitchen Appliances, Exotic Granite Kitchen Counter Tops. New Venting Skylight. Brand New Double Energy Efficient Windows And Sliding Door With Safety Control Bars. Brand New Vinyl Shutters. New Jacuzzi Deep Bath Tub. Hardwood Floors. Copper Plumbing, Fireplace And Vaulted Ceilings. Brand New Exterior Paint. Stainless Refrigerator Included. Must See To Appreciate! White Picket Fence With Sliding Gate. Well-Maintained Yards. Automatic Sprinkler System At Front And Rear Yards. Award Winning Torrance Schools. Close To Beaches, Schools, Shopping And Parks.



**Addr:** 2889 Plaza Del Amo 133, Torrance  
**Area:** Central Torrance  
**OP:** \$799,000  
**LP:** \$799,000  
**LD:** 05/29/2009  
**Beds:** 4  
**YBl:** 2002  
**Elem:** Hickory

**SP:** \$794,000  
**SD:** 07/16/2009  
**Bath To:** 3.00  
**Prking:** Direct Garage Acces  
**Mid:** Madrona

**MLS #:** S09059346  
**Apx SF:** 2,806  
**\$/SF:** \$282.97  
**LotSF:** 2,579  
**DOM:** 41  
**High:** Torrance

**Property Description:** Gorgeous Home In "The Breakers At Del Amo"- Most Popular Gated Community! Excellent Condition! Model "Doheny" Offers 4 Bedrooms & Den(Perfect For Home Office) And 3 Baths(1 Bd & 1Ba By Family Room). Beautiful Hardwood Floors . Delightful Open Kitchen W/Granite Counter Tops. Formal Dining Room. Large Living Room W/Dramatic Ceiling. Spacious Family Room W/Fireplace. Laundry Room Off Kitchen. Luxurious Master Suite. Custom Window Coverings/Silhouette Thru-Out... 2 Car Attached Garage And 2 More Parking Spaces On Driveway.Resort Like Community W/ Pool, Spa, Children Playground And Park. Central Heat And A/C. Professionally Landscaped Backyard. Prime End Location - Sunny And Bright... Come And See.....

## Closed Sale Properties



**Addr:** 24410 Crenshaw 234, Torrance  
**Area:** South East Torrance - West **MLS #:** V09038526  
**OP:** \$229,000  
**LP:** \$229,000 **SP:** \$210,000 **Apx SF:** 669  
**LD:** 04/01/2009 **SD:** 06/25/2009 **\$/SF:** \$313.90  
**Beds:** 1 **Bath To:** 1.00 **LotSF:** 1,119  
**YBlt:** 1987 **Prking:** Structure **DOM:** 53  
**Elem:** **Mid:** **High:**

**Property Description:** Sunset Gardens Senior Community! Located Across From Torrance Crossroads. Walk To Shopping,Resturants,Banking & Buses. Remodeled Spacious 1 Bedroom, 1 Full Bath With Dressing Area,Double Closets. Freshly Painted With New Carpet And New Blinds. Balcony From Livingroom Overlooking Courtyard. Private Inside Laundry! Clean Quiet And Secure Gated Community. Luxurious Indoor Heated Pool, Recreation Room, Spa, Pool Tables, Putting Green. Storage Locker And Sub. Parking Space. Unit Is Conveniently Close To Elevator And Stairs. Quiet End-Unit With Open Space. Ample Guest Parking. Senior Living At It'S Best!



**Addr:** 23052 Nadine Circle B, Torrance  
**Area:** South East Torrance - West **MLS #:** S09016478  
**OP:** \$339,000  
**LP:** \$329,000 **SP:** \$319,000 **Apx SF:** 1,117  
**LD:** 02/07/2009 **SD:** 07/15/2009 **\$/SF:** \$285.59  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 3,676  
**YBlt:** 1963 **Prking:** **DOM:** 109  
**Elem:** **Mid:** **High:**

**Property Description:** One Of The Lower Priced 2 Bedroom In New Horizons,With Upgrades, New Paint, Plus Shutters, Vinyl Sliders And Windows, Fireplace And More !!!! This Complex Has It All, Two Pools, Tennis Court, Gym, Jacuzzi, Club House With Ammenities And A Golf Course To Boot!!!! Plus Low Fees. Seller Anxious, May Consider A Lease. Must See This One, Great Value For Seniors And Close To Resturants, Shopping And Del Amo Mall, Very Nice Quite Community, Bring All Offers!!!!!! Combo And Supra Boxes, Also Appliances Are Included, But Not Warranted By Seller, Take A Look Anytime !!!! This Is A 55+ Community.



**Addr:** 22703 Nadine Circle A, Torrance  
**Area:** South East Torrance - West **MLS #:** S09041549  
**OP:** \$330,000  
**LP:** \$330,000 **SP:** \$320,000 **Apx SF:** 950  
**LD:** 04/10/2009 **SD:** 07/08/2009 **\$/SF:** \$336.84  
**Beds:** 2 **Bath To:** 2.00 **LotSF:**  
**YBlt:** 1963 **Prking:** Garage Door Opener **DOM:** 17  
**Elem:** **Mid:** **High:**

**Property Description:** Clean Clean Clean Ground Floor Unit Located Close To Garage, Parking, Gym, Tennis Court And Swimming Pool. Front And Rear Patios. Single Garage W/Storage, New Windows, Washer And Dryer Included. New Horizons Is A 55+ Community With Many Amenities...Golf, Tennis, 2 Pools, Spa, Sauna, Crafts, Gym, Workshop, Ping-Pong, Clubhouse, And Travel Club.

## Closed Sale Properties



**Addr:** 22723 Nadine Torrance  
**Area:** South East Torrance - West **MLS #:** S09057482  
**OP:** \$420,000  
**LP:** \$399,000 **SP:** \$365,625 **Apx SF:** 967  
**LD:** 05/26/2009 **SD:** 07/22/2009 **\$/SF:** \$378.10  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 4,486  
**YBl:** 1963 **Prking:** **DOM:** 47  
**Elem:** **Mid:** **High:**

**Property Description:** Located In A Lushly Landscaped Park Like Area This Popular Bungalow Style Condo Is In A Very Quiet Private And Serene Location. The Unit Has Been Freshly Painted And New Carpeting Installed And New Vinyl In The Bathrooms. The Livingroom Looks Out On Park Like Setting With Green Grass And An Ornamental Olive Tree. 2 Bedrooms And 1.5 Baths. Located Just A Short Walking Distance To The Sports Center With Its Swimming Pool, Spa, Gym, Craft Shops And Lighted Tennis Court. At At The Main Club House You Will Find The 9 Hole Golf Course, 2Nd Pool, Lounge With Big Screen Tv, Billiard Room, Card Room And Community Center With Full Kitchen. The Garage Is Close By And There Is Ample Outside Parking. New Horizons Is A Senior Community For Those Aged 55+. (Any Other Resident Must Be 45+. Spouse Can Be Any Age.)



**Addr:** 23034 Nadine Torrance  
**Area:** South East Torrance - West **MLS #:** V09053953  
**OP:** \$419,000  
**LP:** \$419,000 **SP:** \$412,000 **Apx SF:** 1,117  
**LD:** 05/14/2009 **SD:** 07/10/2009 **\$/SF:** \$368.85  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 3,676  
**YBl:** 1963 **Prking:** Garage Door Opener, **DOM:** 27  
**Elem:** **Mid:** **High:**

**Property Description:** Private Bungalow Style Home With Indoor/Outdoor Patio Living And A 3Rd/Bedroom Den. Fresh Paint & New Carpets, Slate Patios. Very Comfortable, Quiet And Private. Laundry Inside. New Horizons 55+ Community Includes A Private Golf Course, Pool, Spa, Rec Room & More. Walk To Restaurants, Drug Store & Shopping.



**Addr:** 23809 Walnut Torrance  
**Area:** South East Torrance - West **MLS #:** I08105108  
**OP:** \$479,000  
**LP:** \$550,000 **SP:** \$475,000 **Apx SF:** 1,596  
**LD:** 07/01/2008 **SD:** 07/14/2009 **\$/SF:** \$297.62  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,992  
**YBl:** 1963 **Prking:** Garage Door Opener **DOM:** 218  
**Elem:** **Mid:** **High:**

**Property Description:** Secure Family Home! A Very Simple And Cozy Property. Complete With 3 Bedrooms, 2 Bath And A Single Fireplace For Those December Nights. Central Ac And Heating.

## Closed Sale Properties



**Addr:** 3730 West 225Th Torrance  
**Area:** South East Torrance - West **MLS #:** P681418  
**OP:** \$579,000  
**LP:** \$555,000 **SP:** \$540,000 **Apx SF:** 1,132  
**LD:** 03/24/2009 **SD:** 07/30/2009 **\$/SF:** \$477.03  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,304  
**YBl:** 1953 **Prking:** Driveway **DOM:** 92  
**Elem:** **Mid:** **High:**

**Property Description:** Great Opportunity To Own The Beautiful South Torrance Property Few Minutes To Redondo Beach. This Is The Lowerest Price Listing In South Torrance. This Property Has 3-Bedrooms, 2-Bathrooms, Build-In Dishwasher, 2 Cars Garage Attached, And Master Bedroom. Seller Spend So Much Money To Upgrade This Property Such As New Engineering Oak Wood Floor, 2 Branch New Bathrooms, Granite Counter Top & New Kitchen Cabinet, Fireplace, Coper Pipe, Nce Private Back Yard. Sellers Bought In 2006 For \$690,000, Ready Move In Condition.



**Addr:** 3425 West 229Th Torrance  
**Area:** South East Torrance - West **MLS #:** S09067310  
**OP:** \$619,000  
**LP:** \$619,000 **SP:** \$633,000 **Apx SF:** 1,227  
**LD:** 06/19/2009 **SD:** 07/29/2009 **\$/SF:** \$515.89  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,562  
**YBl:** 1954 **Prking:** Direct Garage Acces **DOM:** 7  
**Elem:** Arnold **Mid:** Calle Mayor **High:** South High

**Property Description:** Remodeled ...And Ready To Move In!! You Need To See This Beautiful South Torrance Home. 3 Bedrooms, 2 Baths, Remodeled Throughout, Original Hardwood Floors, Gorgeous Remodeled Kitchen, Granite Counters, Travertine Tiled Floors, Custom Cabinets, Upgraded Stainless Steel Appliances And Sink, Upgraded Faucet A Must See. Master Bedroom With Private Bath, Travertine Tile Throughout, Custom Sink And Cabinets. This Beautiful Home Is Trimmed With Crown, Base And Casing Throughout. From The Front Yard To The Rear The Landscaping Creates A Beautiful Ambiance. The Garage Is Finished With Built In Cabinets, Washer And Dryer Hook Ups, Door To Home And Side Yard. Click On The Virtual Tour And You Can See For Yourself. Newer Heater And Roof. This Home Is Very Well Kept. Security Gates To Rear Yard.



**Addr:** 1323 Post I, Torrance  
**Area:** Old Torrance **MLS #:** S09042700  
**OP:** \$315,000  
**LP:** \$315,000 **SP:** \$335,122 **Apx SF:** 840  
**LD:** 04/13/2009 **SD:** 06/26/2009 **\$/SF:** \$398.95  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 10,582  
**YBl:** 2005 **Prking:** Direct Garage Acces **DOM:** 16  
**Elem:** **Mid:** **High:**

**Property Description:** Great Old Torrance Location. New Complex That Is Close To Everything. Granite Counter Tops In Kitchen. Stainless Appliances. Beautiful Flooring Throughout. Very Open Floor Plan. Must See!

## Closed Sale Properties



**Addr:** 1301 Cabrillo 219, Torrance  
**Area:** Old Torrance  
**OP:** \$359,000  
**LP:** \$359,000  
**LD:** 06/04/2009  
**Beds:** 2  
**YBl:** 1993  
**Elem:**

**SP:** \$345,000  
**SD:** 07/24/2009  
**Bath To:** 2.00  
**Prking:** Subterranean  
**Mid:**

**MLS #:** S09061959  
**Apx SF:** 843  
**\$/SF:** \$409.25  
**LotSF:**  
**DOM:** 11  
**High:**

**Property Description:** Spotless 2 Bed 2 Bath In The Best Location In The Complex. Large Balcony Facing Sartori. Fireplace, Ac, New Carpet. Move In Condition.

One Level. 2 Car Parking Space Plus Extra Storage Unit. Brisas Del Pado, Hoa Dues Are \$300 A Month And \$124 Quarterly.



**Addr:** 1231 Madrid Torrance  
**Area:** Old Torrance  
**OP:** \$390,000  
**LP:** \$390,000  
**LD:** 05/06/2009  
**Beds:** 3  
**YBl:** 1990  
**Elem:**

**SP:** \$405,000  
**SD:** 07/08/2009  
**Bath To:** 3.00  
**Prking:**  
**Mid:**

**MLS #:** R902901  
**Apx SF:** 1,885  
**\$/SF:** \$214.85  
**LotSF:** 3,497  
**DOM:** 21  
**High:**

**Property Description:** Detached Rear Townhome With Private Gated Yard & Patio. Low Hoa Dues. Direct Access 2Car Garage, Private Downstairs Bedroom With Bath, Bonus Room That Is Perfect For Office Or Playroom, Large Spacious Rooms Throughout, And Fireplace. Property Requires Repairs: Missing Bathtub (1 Bath Only), Flooring, Moldings, Light Fixtures & Appliances. To Find Property Must Look For 1229 Madrid Ave.



**Addr:** 1004 Amapola Torrance  
**Area:** Old Torrance  
**OP:** \$399,900  
**LP:** \$399,900  
**LD:** 05/19/2009  
**Beds:** 2  
**YBl:** 1927  
**Elem:**

**SP:** \$410,000  
**SD:** 07/02/2009  
**Bath To:** 1.00  
**Prking:**  
**Mid:**

**MLS #:** V09055351  
**Apx SF:** 775  
**\$/SF:** \$529.03  
**LotSF:** 3,200  
**DOM:** 5  
**High:**

**Property Description:** Old World Charm But Updated For Today'S Needs! The Owner Has Lovingly Maintained This Home And Done Many Updates In The Last 20 Years Including: Removing Most Of The Walls To The Studs, Adding Insulation And Then Replaced The Walls But Kept The Coved Ceilings In The Living Area! The Bathroom Has Been Remodeled, Some Plumbing And Electrical Updated, Some Newer Windows, Newer Kitchen Floors & Some Updating In The Kitchen! It Is Cute As It Can Be! There Is A One Car Garage Attached To The Neighbor'S One Car Garage. Subject To Tenant Relocating! Tenant Has Dogs So Appointment Only Is A Must! Some Of The Hardwood Floors Under Carpets Are Missing (Ie. Where Faux Fireplace Was, Floor Furnace Removed, Etc).

## Closed Sale Properties



**Addr:** 1917 Gramercy Torrance  
**Area:** Old Torrance **MLS #:** S09058180  
**OP:** \$419,900  
**LP:** \$419,900 **SP:** \$420,000 **Apx SF:** 1,175  
**LD:** 05/27/2009 **SD:** 07/23/2009 **\$/SF:** \$357.45  
**Beds:** 3 **Bath To:** 3.00 **LotSF:** 1,271  
**YBl:** 1990 **Prking:** **DOM:** 7  
**Elem:** **Mid:** **High:**

**Property Description:** 3 Bedroom 2 Bath Townhouse Style Condo. Kitchen With Wood Floors And Granite Counters. Living Room With Fireplace. Attached 2 Car Garage With Laundry Facilities. Small Enclosed Patio.



**Addr:** 1003 Sartori 2, Torrance **MLS #:** S09069438  
**Area:** Old Torrance  
**OP:** \$4,300,000  
**LP:** \$430,000 **SP:** \$430,000 **Apx SF:** 1,440  
**LD:** 06/25/2009 **SD:** 07/24/2009 **\$/SF:** \$298.61  
**Beds:** 3 **Bath To:** 3.00 **LotSF:**  
**YBl:** 2004 **Prking:** **DOM:** 39  
**Elem:** **Mid:** **High:**

**Property Description:** No Hoa'S Turnkey Stand Alone In Old Torrance This Home Has All The Upgrades Of A Custom Home. Granite Counter Tops Throughout, Wood Flooring, Travertine, Stainless Steel Appliances Included W/One Year Warranty. Huge Master Suite With His/Hers Sinks Separate Tub And Shower With Huge Walk In Closet. Cathedral Ceilings And Recessed Lighting. Easy Maintenance, Central Vacuum System And Minimal Maintenance Landscaping. Ready For The Family That Wants To Be Near All Of The Great Torrance Schools. Beach Is 5 Miles Away And Freeways Just Minutes Away. The Home Is Wired For Surround Sound And Cat 5, As Well As Cable. Recessed Lighting Throughout And The Home Already Has An Alarm System Activated. There Is Also A Handy Intercom System For Easy Communication Throughout The Home.



**Addr:** 1024 Acacia Torrance **MLS #:** S09049338  
**Area:** Old Torrance  
**OP:** \$459,000  
**LP:** \$459,000 **SP:** \$450,000 **Apx SF:** 936  
**LD:** 05/01/2009 **SD:** 07/09/2009 **\$/SF:** \$480.77  
**Beds:** 2 **Bath To:** 1.00 **LotSF:** 5,600  
**YBl:** 1939 **Prking:** Garage Door Opener, **DOM:** 8  
**Elem:** **Mid:** **High:**

**Property Description:** Charming Old Torrance At Its Best. Two Bedroom One Bath On A Terrific Lot. Alley Access To The Two Car Garage Attached To A Bonus Room (Not Included In Square Footage). Current Owner Purchased In 2001 And Did All The Heavy Lifting: Roof, Windows, Copper Plumbing, Electrical, Kitchen Cabinets, New Garage Door. Vintage Tile In Kitchen And Bathroom Maintains The Feel Of Yesteryear. Enjoy The Fireplace In The Living Room On Cool Evenings Or Barbecue In The Backyard During The Summer.

Don'T Forget To See The Bonus Room...Limited Only By Your Imagination...Game Room, Workshop, Man (Or Woman) Cave...Complete With Fireplace. This House Is A Must See.

## Closed Sale Properties



**Addr:** 2240 Dominguez Torrance  
**Area:** Old Torrance **MLS #:** V09065512  
**OP:** \$499,000  
**LP:** \$499,000 **SP:** \$475,000 **Apx SF:** 1,450  
**LD:** 06/16/2009 **SD:** 07/16/2009 **\$/SF:** \$327.59  
**Beds:** 3 **Bath To:** 3.00 **LotSF:**  
**YBl:** 2006 **Prking:** Direct Garage Acces **DOM:** 0  
**Elem:** Fern **Mid:** Madrona **High:** Torrance High Sch

**Property Description:** Great Corner Unit With Lots Of Light . Attached Only On One Side. Lots Of Upgrades On This Unit. Bamboo Floors On Living Area And Stairs, Travertine On Kitchen And Bath Floors. Open Living Area. Oversized Garage With Lots Of Room For Storage. The Only Unit In The Complex With Its Own Enclosed Yard. Great Location Close To Schools Shops And Freeways.



**Addr:** 1622 Beech Torrance **MLS #:** S09009749  
**Area:** Old Torrance  
**OP:** \$679,000  
**LP:** \$589,000 **SP:** \$575,000 **Apx SF:** 1,368  
**LD:** 01/23/2009 **SD:** 07/30/2009 **\$/SF:** \$420.32  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,600  
**YBl:** 1938 **Prking:** **DOM:** 188  
**Elem:** **Mid:** **High:**

**Property Description:** This Charming Home Has Tons Of Curb Appeal And Is Located On A Great Tree Lined Street In Old Torrance. Super Sharp Newly Remodeled Custom Kitchen (Owner Spent Approx. \$45,000) Is Full Of Cherry Wood Cabinets, And Granite Countertops. Has New Oak Hardwood Floors, Updated Bathrooms, Ceiling Fans Throughout The Home, Copper Plumbing, And Private Laundry Room Has A Folding Area. Spacious Master Bedroom Has French Doors That Open Up To The Park Like Back Yard With Fruit Trees. Detached Family Room Is Approx 280 Sq. Ft. With A Fireplace And Wet Bar.



**Addr:** 2010 Arlington Torrance **MLS #:** S09051690  
**Area:** Old Torrance  
**OP:** \$619,900  
**LP:** \$619,900 **SP:** \$619,900 **Apx SF:** 1,564  
**LD:** 05/08/2009 **SD:** 07/15/2009 **\$/SF:** \$396.36  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 6,400  
**YBl:** 1922 **Prking:** Garage Door Opener, **DOM:** 8  
**Elem:** Torrance Elementry **Mid:** **High:** Torrance

**Property Description:** Craftsman Style Home....Major Addition And Rebuild In 07.....3 Bedroom. 2 Bath Office, Ez To Be 4Th Bedroom. Fabulous New Kitchen And Great Room. Custom Cherry Cabinets Plus High End Stainless Steel Appliances, New Addition Includes Dual Payne Craftsman Windows & Slider Type French Door. All New Systems----- Copper Plumbing, Forced Air Heating & 200 Amp Electrical. New Roof And Garage That Is Huge And Loaded With Storage Capacity Private Entrance And Zoning Can Allow For 2 Separate Units If Desired.

## Closed Sale Properties



**Addr:** 1718 Schilling Torrance  
**Area:** South East Torrance **MLS #:** S09044119  
**OP:** \$449,000  
**LP:** \$449,000 **SP:** \$443,000 **Apx SF:** 762  
**LD:** 04/17/2009 **SD:** 07/23/2009 **\$/SF:** \$581.36  
**Beds:** 2 **Bath To:** 1.00 **LotSF:** 5,985  
**YBlt:** 1950 **Prking:** **DOM:** 61  
**Elem:** **Mid:** **High:**

**Property Description:** Charming House In Great Southeast Torrance Neighborhood On A Cul-De-Sac . Two Bedrooms One Bath With Spacious Living Room, Separate Dining Area, Functional Kitchen And Spacious Bedrooms. An Attached Bonus Room/ Den/ Enclosed Patio (Not Included In Square Footage). Newer Carpet, Windows, Water Heater, Plumbing. Large, Private Backyard With Lush Landscaping. Mature Trees, Bricked Patio Area, Rose Bushes, Rosemary Bushes. Great Backyard For Parties, Bbq'S Or Entertaining, A Gardeners Oasis. Great Price For A Sweet Property With Torrance Schools! Could Be Yours For A Little As 3% Down! Regular Sale- Not Short Sale Or Foreclosure.



**Addr:** 1928 West 230Th Torrance  
**Area:** South East Torrance **MLS #:** F1809245  
**OP:** \$550,000  
**LP:** \$550,000 **SP:** \$475,000 **Apx SF:** 1,449  
**LD:** 05/27/2009 **SD:** 07/15/2009 **\$/SF:** \$327.81  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,974  
**YBlt:** 1960 **Prking:** Driveway **DOM:** 33  
**Elem:** **Mid:** **High:**

**Property Description:** Reo Property. Property Taken Back In Foreclosure Sale. Easy Buy. Sold As Is. Privately Owned. Not Owned By A Bank. Nice Location Street. Fixer.



**Addr:** 23025 Cabrillo Torrance  
**Area:** South East Torrance **MLS #:** S09037479  
**OP:** \$549,000  
**LP:** \$549,000 **SP:** \$520,000 **Apx SF:** 2,131  
**LD:** 04/01/2009 **SD:** 07/31/2009 **\$/SF:** \$244.02  
**Beds:** 5 **Bath To:** 3.00 **LotSF:** 6,177  
**YBlt:** 1949 **Prking:** Direct Garage Acces **DOM:** 66  
**Elem:** **Mid:** **High:**

**Property Description:** This Fixer Has So Much Potential. Its Wonderful Spacious Home For A Large Family Or An Entertainers Delight! The Features Are, 5 Bedrooms, 3 Baths, Huge Kitchen With Recessed Lighting, Pull Out Cabinets & Breakfast Counter. Large Living Room Has Fireplace, Family Room Has Fireplace, Den, Inside Laundry, Panel Doors, 2 Car Attached Finished Garage. The Tax Record Shows 4 Bedrooms But It Is Really 5. Sellers Added Sq Footage To The Home, Buyers To Verify Permits Etc. Seller States Permitted. This Is Priced To Sell And Needs Tlc (Fixer). Sold In Its Present Condition! (As-Is) No Repairs Will Be Made, No Termite.

## Closed Sale Properties



**Addr:** 2356 West 235Th Torrance  
**Area:** South East Torrance **MLS #:** V09062310  
**OP:** \$565,000  
**LP:** \$565,000 **SP:** \$565,000 **Apx SF:** 1,309  
**LD:** 06/07/2009 **SD:** 07/29/2009 **\$/SF:** \$431.63  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,775  
**YBl:** 1957 **Prking:** Garage Door Opener, **DOM:** 25  
**Elem:** **Mid:** **High:**

**Property Description:** Extremely Nice Single Level Home In Southeast Torrance. Hardwood Floors, Smooth Ceilings, Freshly Painted And Very Clean. The Bathrooms Have Been Upgraded. The Eat-In Kitchen Has Newer Appliances Including A Gas Stove. There Is A Very Functional Laundry Room Off The Kitchen, The Living Room Has A Fireplace. There Is Also A Dining Area Off The Living Room. There Are 3 Well Kept Bedrooms, One Is Currently Used As A Family/Kids Play Room. Most Of The Inside Has Upgraded Doors. The Backyard Is Very Private And Has A Cement Patio And Grass. This Home Has Very Nice Curb Appeal And A Newer Garage Door With Opener. There Is Direct Access From The Garage And It Has A Lot Of Storage. No Need To Preview.



**Addr:** 23745 Arlington D, Torrance **MLS #:** W09002560  
**Area:** South East Torrance  
**OP:** \$698,000  
**LP:** \$638,000 **SP:** \$580,000 **Apx SF:** 2,284  
**LD:** 01/08/2009 **SD:** 07/14/2009 **\$/SF:** \$253.94  
**Beds:** 4 **Bath To:** 3.00 **LotSF:**  
**YBl:** 2004 **Prking:** **DOM:** 117  
**Elem:** wood **Mid:** Hull **High:** Torrance

**Property Description:** Price Recuded \$60,000 Again, Seller Total Reduced \$190,000. This Is Not Short Sell, Not Reo. Beautiful End Unite "Detached" Town Home In The Community Of Arlington Walk. Built In 2004. Very Well Maintained Like A New Home. Formal Living Rm W/ Cozy Fireplace. Large Family Rm And Dining Rm With Plantation Shutter Door, Kitchen W/ Granite Counter Top, Maple Cabinets And Island. Interior Laundry Rm W/ Cabinets. Private Back Yard And Large Side Yard, Central A/C, Custom Built-In Closet, Water Softer, Garage W/ New Epoxy Coated Floor And Wall Mounted Cabinets And More..... Largest Lot In The Community, Close To Every Thing, Excellent Condition, Must See.



**Addr:** 23632 Cabrillo Torrance **MLS #:** S09059675  
**Area:** South East Torrance  
**OP:** \$649,064  
**LP:** \$649,064 **SP:** \$625,000 **Apx SF:** 1,696  
**LD:** 06/01/2009 **SD:** 07/24/2009 **\$/SF:** \$368.51  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 8,102  
**YBl:** 1953 **Prking:** RV Access/Parking **DOM:** 46  
**Elem:** John Adams **Mid:** Hull **High:** Torrance High

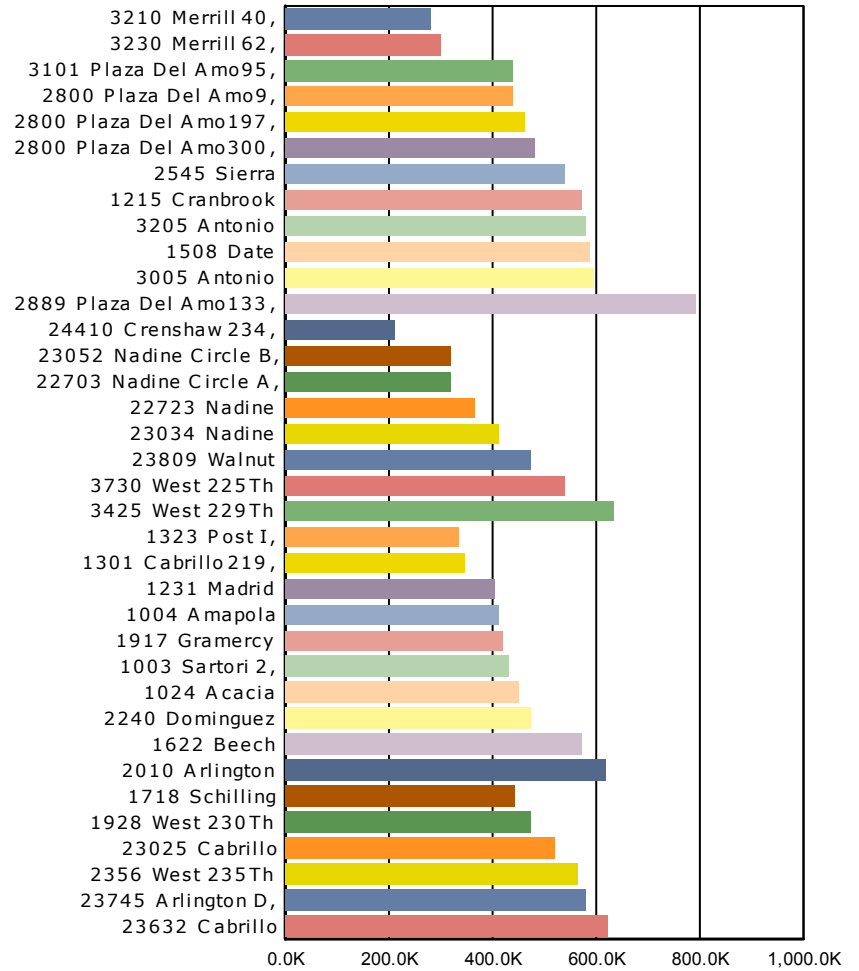
**Property Description:** Step Into This Entertainers Dream! Open And Airy Floor Plan With A Separate Living Room And Dining Room That Flow Right Into The Large Family Room. Completely Remodeled, Featuring A Fabulous Family Room Big Enough For Any Gathering. This Incredible Room Boasts 2 Sets Of Sliding Glass Doors That Really Bring The Outdoors In. Large Master Bedroom Is A Perfect Oasis After Any Long Day. New Kitchen With Stainless Steel Appliance And Beautiful Granite Counter Tops. Hardwood Floors, Recessed Lighting, Upgraded Windows And So Much More ... Very Large Lot With An Amazing Tree In The Backyard Just Perfect For Pushing Your Little Ones On The Swing. Backyard Is Perfectly Landscaped To Accentuate The Wonderful Patio Areas. Extra Large Garage With Attic Space For Storage. Very Close To The Elementary School And Park. You Do Not Want To Miss This Spectacular Home That Is Just Waiting For You To Move Right In And Call It Home.

Date: 8/6/2009

# CMA Pro Report

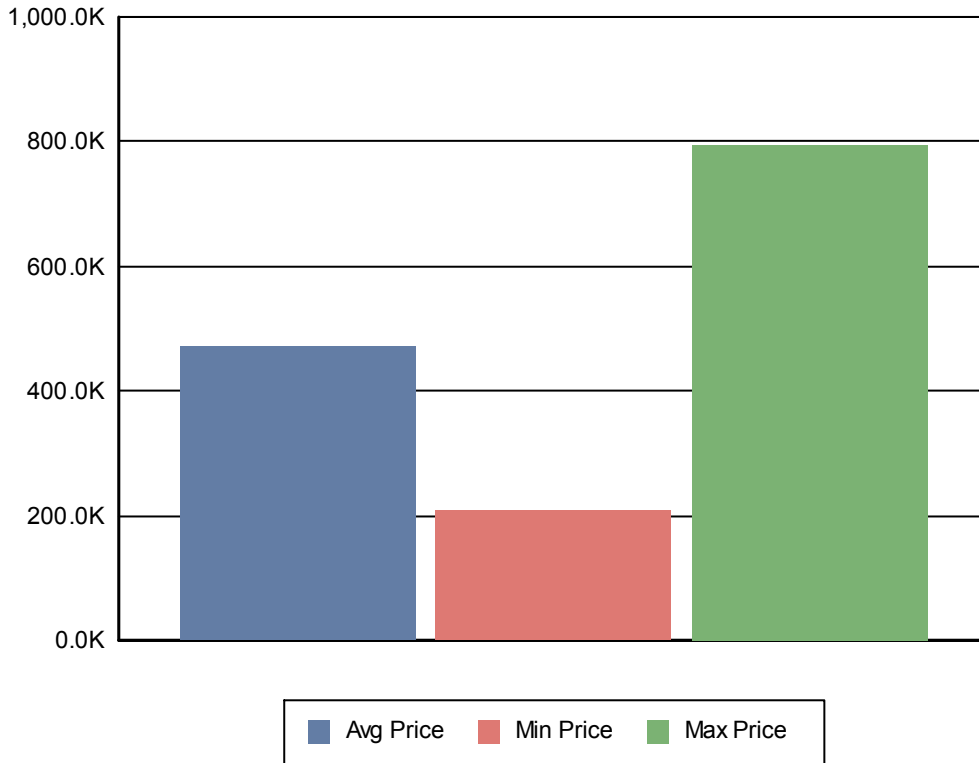
## Closed Sale Properties

Total # of Listings	<b>36</b>
Lowest Price	<b>\$210,000</b>
Highest Price	<b>\$794,000</b>
Average Price	<b>\$472,885</b>
Avg. Price/SqFt	<b>\$377.32</b>
Avg DOM	<b>52</b>



# CMA Pro Report

## Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$210,000	\$794,000	\$472,885	\$377.32
<b>Totals / Averages</b>	<b>\$210,000</b>	<b>\$794,000</b>	<b>\$472,885</b>	<b>\$377.32</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3210 Merrill 40, Torrance	\$299,000	\$282,500	8	-%5.52	\$209.26
3230 Merrill 62, Torrance	\$295,000	\$300,000	6	%1.69	\$348.43
3101 Plaza Del Amo 95, Torrance	\$453,000	\$440,000	28	-%2.87	\$370.99
2800 Plaza Del Amo 9, Torrance	\$460,000	\$440,000	236	-%4.35	\$371.31
2800 Plaza Del Amo 197, Torrance	\$469,000	\$459,800	26	-%1.96	\$422.61
2800 Plaza Del Amo 300, Torrance	\$489,000	\$480,000	80	-%1.84	\$377.06
2545 Sierra Torrance	\$539,900	\$540,000	7	%0.02	\$487.36
1215 Cranbrook Torrance	\$575,000	\$575,000	16	%0.00	\$455.99
3205 Antonio Torrance	\$569,900	\$579,900	9	%1.75	\$435.03
1508 Date Torrance	\$619,900	\$590,000	96	-%4.82	\$347.06
3005 Antonio Torrance	\$619,800	\$595,000	81	-%4.00	\$461.24
2889 Plaza Del Amo 133, Torrance	\$799,000	\$794,000	41	-%0.63	\$282.97
24410 Crenshaw 234, Torrance	\$229,000	\$210,000	53	-%8.30	\$313.90
23052 Nadine Circle B, Torrance	\$329,000	\$319,000	109	-%3.04	\$285.59
22703 Nadine Circle A, Torrance	\$330,000	\$320,000	17	-%3.03	\$336.84
22723 Nadine Torrance	\$399,000	\$365,625	47	-%8.36	\$378.10
23034 Nadine Torrance	\$419,000	\$412,000	27	-%1.67	\$368.85
23809 Walnut Torrance	\$550,000	\$475,000	218	-%13.64	\$297.62
3730 West 225Th Torrance	\$555,000	\$540,000	92	-%2.70	\$477.03

Date: 8/6/2009

## CMA Pro Report

3425 West 229Th Torrance	\$619,000	\$633,000	7	%2.26	\$515.89
1323 Post I, Torrance	\$315,000	\$335,122	16	%6.39	\$398.95
1301 Cabrillo 219, Torrance	\$359,000	\$345,000	11	-%3.90	\$409.25
1231 Madrid Torrance	\$390,000	\$405,000	21	%3.85	\$214.85
1004 Amapola Torrance	\$399,900	\$410,000	5	%2.53	\$529.03
1917 Gramercy Torrance	\$419,900	\$420,000	7	%0.02	\$357.45
1003 Sartori 2, Torrance	\$430,000	\$430,000	39	%0.00	\$298.61
1024 Acacia Torrance	\$459,000	\$450,000	8	-%1.96	\$480.77
2240 Dominguez Torrance	\$499,000	\$475,000	0	-%4.81	\$327.59
1622 Beech Torrance	\$589,000	\$575,000	188	-%2.38	\$420.32
2010 Arlington Torrance	\$619,900	\$619,900	8	%0.00	\$396.36
1718 Schilling Torrance	\$449,000	\$443,000	61	-%1.34	\$581.36
1928 West 230Th Torrance	\$550,000	\$475,000	33	-%13.64	\$327.81
23025 Cabrillo Torrance	\$549,000	\$520,000	66	-%5.28	\$244.02
2356 West 235Th Torrance	\$565,000	\$565,000	25	%0.00	\$431.63
23745 Arlington D, Torrance	\$638,000	\$580,000	117	-%9.09	\$253.94
23632 Cabrillo Torrance	\$649,064	\$625,000	46	-%3.71	\$368.51
<b>Total Averages</b>	<b>\$486,091</b>	<b>\$472,885</b>	<b>52</b>	<b>%-2.62</b>	<b>\$377.32</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	3210 Merrill 40	2	2.00	1,350	1964	\$299,000	\$282,500	07/13/2009	8
S	3230 Merrill 62	1	1.00	861	1964	\$295,000	\$300,000	07/14/2009	6
S	3101 Plaza Del Amo 95	2	3.00	1,186	1986	\$453,000	\$440,000	07/16/2009	28
S	2800 Plaza Del Amo 9	2	3.00	1,185	1989	\$460,000	\$440,000	07/01/2009	236
S	2800 Plaza Del Amo 197	2	3.00	1,088	1989	\$469,000	\$459,800	07/20/2009	26
S	2800 Plaza Del Amo 300	2	3.00	1,273	1989	\$489,000	\$480,000	07/30/2009	80
S	2545 Sierra	3	1.00	1,108	1951	\$539,900	\$540,000	07/24/2009	7
S	1215 Cranbrook	3	1.00	1,261	1951	\$575,000	\$575,000	07/13/2009	16
S	3205 Antonio	3	2.00	1,333	1955	\$569,900	\$579,900	07/14/2009	9
S	1508 Date	3	2.00	1,700	1955	\$619,900	\$590,000	07/10/2009	96
S	3005 Antonio	3	2.00	1,290	1955	\$619,800	\$595,000	07/22/2009	81
S	2889 Plaza Del Amo 133	4	3.00	2,806	2002	\$799,000	\$794,000	07/16/2009	41
S	24410 Crenshaw 234	1	1.00	669	1987	\$229,000	\$210,000	06/25/2009	53
S	23052 Nadine Circle B	2	2.00	1,117	1963	\$329,000	\$319,000	07/15/2009	109
S	22703 Nadine Circle A	2	2.00	950	1963	\$330,000	\$320,000	07/08/2009	17
S	22723 Nadine	2	2.00	967	1963	\$399,000	\$365,625	07/22/2009	47
S	23034 Nadine	3	2.00	1,117	1963	\$419,000	\$412,000	07/10/2009	27
S	23809 Walnut	3	2.00	1,596	1963	\$550,000	\$475,000	07/14/2009	218
S	3730 West 225Th	3	2.00	1,132	1953	\$555,000	\$540,000	07/30/2009	92
S	3425 West 229Th	3	2.00	1,227	1954	\$619,000	\$633,000	07/29/2009	7
S	1323 Post I	2	2.00	840	2005	\$315,000	\$335,122	06/26/2009	16
S	1301 Cabrillo 219	2	2.00	843	1993	\$359,000	\$345,000	07/24/2009	11
S	1231 Madrid	3	3.00	1,885	1990	\$390,000	\$405,000	07/08/2009	21
S	1004 Amapola	2	1.00	775	1927	\$399,900	\$410,000	07/02/2009	5
S	1917 Gramercy	3	3.00	1,175	1990	\$419,900	\$420,000	07/23/2009	7
S	1003 Sartori 2	3	3.00	1,440	2004	\$430,000	\$430,000	07/24/2009	39
S	1024 Acacia	2	1.00	936	1939	\$459,000	\$450,000	07/09/2009	8
S	2240 Dominguez	3	3.00	1,450	2006	\$499,000	\$475,000	07/16/2009	0
S	1622 Beech	3	2.00	1,368	1938	\$589,000	\$575,000	07/30/2009	188
S	2010 Arlington	3	2.00	1,564	1922	\$619,900	\$619,900	07/15/2009	8

Date: 8/6/2009

## CMA Pro Report

S	1718 Schilling	2	1.00	762	1950	\$449,000	\$443,000	07/23/2009	61
S	1928 West 230Th	3	2.00	1,449	1960	\$550,000	\$475,000	07/15/2009	33
S	23025 Cabrillo	5	3.00	2,131	1949	\$549,000	\$520,000	07/31/2009	66
S	2356 West 235Th	3	2.00	1,309	1957	\$565,000	\$565,000	07/29/2009	25
S	23745 Arlington D	4	3.00	2,284	2004	\$638,000	\$580,000	07/14/2009	117
S	23632 Cabrillo	3	2.00	1,696	1953	\$649,064	\$625,000	07/24/2009	46