

## Closed Sale Properties



**Addr:** 16700 Yukon 108, Torrance  
**Area:** N Torrance - West **MLS #:** S09060144  
**OP:** \$299,999  
**LP:** \$299,999 **SP:** \$310,000 **Apx SF:** 859  
**LD:** 06/01/2009 **SD:** 07/24/2009 **\$/SF:** \$360.88  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 1,176  
**YBl:** 1989 **Prking:** Guest, Subterranean **DOM:** 53  
**Elem:** **Mid:** **High:**

**Property Description:** Wow...Don'T Miss This 2Bed/2Bath Condo At This Affordable Price! This Condo Has Newer Pergo Floors, Real Wood Shutter Blinds, Fireplace Surrounded By Newer Tile, Newer Tile Entry Way, Washer/Dryer Hookups In Unit, 2 Parking Spaces(Side By Side), And All This For Under \$300K! Also A Lower Level Unit So There Is A Patio In The Front Area As Well As The Rear. Take Advantage Of The Wonderful Torrance Schools And Great Interest Rates!



**Addr:** 2928 Artesia Torrance  
**Area:** N Torrance - West **MLS #:** S09033667  
**OP:** \$389,000  
**LP:** \$384,800 **SP:** \$388,800 **Apx SF:** 1,058  
**LD:** 03/21/2009 **SD:** 07/01/2009 **\$/SF:** \$367.49  
**Beds:** 2 **Bath To:** 1.00 **LotSF:** 5,088  
**YBl:** 1950 **Prking:** Gated, RV Access/P **DOM:** 54  
**Elem:** **Mid:** **High:**

**Property Description:** Lowest Price In Real Torrance. 2 Bedroom With Added Bonus Room. Nice Updated Bath. Original Kitchen. Needs Minor Tlc. Owner Very Motivated. Regular Sale Not Reo Not Short Sale. Rv Parking From Alley



**Addr:** 18902 Florwood Torrance  
**Area:** N Torrance - West **MLS #:** V09056811  
**OP:** \$325,000  
**LP:** \$325,000 **SP:** \$395,000 **Apx SF:** 985  
**LD:** 05/22/2009 **SD:** 07/07/2009 **\$/SF:** \$401.02  
**Beds:** 3 **Bath To:** 1.00 **LotSF:** 5,000  
**YBl:** 1953 **Prking:** **DOM:** 7  
**Elem:** **Mid:** **High:**

**Property Description:** This Three Bedroom Home Has A Lot Of Potential. Located On A Lovely Street, Nice Backyard, Two-Car Garage. This Property Will Be Sold "In Its Present Condition" Surrounded By Large Remodeled Homes. This Is A Great Opportunity For A Family To Get Into The Torrance Schools At A Great Price.



**Addr:** 18302 Avis Torrance  
**Area:** N Torrance - West **MLS #:** C09066017  
**OP:** \$429,000  
**LP:** \$429,000 **SP:** \$430,000 **Apx SF:** 1,204  
**LD:** 06/17/2009 **SD:** 07/31/2009 **\$/SF:** \$357.14  
**Beds:** 4 **Bath To:** 2.00 **LotSF:** 5,140  
**YBl:** 1955 **Prking:** See Remarks **DOM:** 44  
**Elem:** **Mid:** **High:**

**Property Description:** Great Location In North Torrance. Needs Some Tlc But Lots Of Potential. Good Schools Nearby. Sold In The As Is Condition. Nice Family Neighborhood.

## Closed Sale Properties



**Addr:** 17021 Ermanita Torrance  
**Area:** N Torrance - West **MLS #:** S09058858  
**OP:** \$489,900  
**LP:** \$489,900 **SP:** \$475,000 **Apx SF:** 1,242  
**LD:** 05/29/2009 **SD:** 07/06/2009 **\$/SF:** \$382.45  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,564  
**YBlt:** 1951 **Prking:** Garage Door Opener, **DOM:** 31  
**Elem:** Carr **Mid:** Casimir **High:** North Torrance

**Property Description:** Welcome To This Torrance Family Home Located In A Sought After Neighborhood. The Home Features 3 Bedrooms, 1 3/4 Baths And Over 1240 Square Feet Of Living Space. The Master Has It'S Own Private 3/4 Bath. The Kitchen And Both Baths Have Been Recently Updated With Tile And New Fixtures. You Will Love The Separate Dining Area, Along With The 12X12 Enclosed Porch For That Extra Room You Always Need. Other Features Include A Cozy Brick Fireplace, Ceiling Fans And Fresh Paith Throughout The Home. The Home Also Comes With A Carpet Allowance So You Can Decide On Your Own New Floor Covering! Ideally Located In Close Proximity To Schools And Shopping. Come And Take A Look.



**Addr:** 17520 Patronella Torrance  
**Area:** N Torrance - West **MLS #:** S09048707  
**OP:** \$589,000  
**LP:** \$559,000 **SP:** \$559,000 **Apx SF:** 1,355  
**LD:** 04/29/2009 **SD:** 07/24/2009 **\$/SF:** \$412.55  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 7,240  
**YBlt:** 1950 **Prking:** Garage Door Opener **DOM:** 34  
**Elem:** Yukon **Mid:** Magruder **High:** North

**Property Description:** Back On The Market At A New Price. Beautiful Three Bedrooms And 1.75 Bath Home. Turnkey – Looks Like A Model Home. Nothing To Do But Move In... Granite Kitchen Counter Tops With Built In Dish Washer And Microwave. Crown Molding In Kitchen/Living Room, And Master Bedroom. Newly Remodeled Master Bath. Newer Windows And Roof. Open Floor Plan. Sprinklers In Front And Back Yards. Fully Landscaped With Automatic Outdoor Lighting. Huge Park Like Backyard. Newer Electrical Service (200 Amp). 10 X 20 Shed. Cul-De-Sac Quite Street. Jacuzzi Included In Sale. Torrance Schools And Walking Distance To Park. Easy Freeway Access And Close To Shopping, Beaches, And Much, Much, More... Don'T Miss Out On This Must See Property. Subject To Cancellation Of Existing Escrow. Previous Buyer'S Job Transfer Did Not Go Through. Don'T Miss Out On This Fantastic Value...



**Addr:** 3712 West 171St Torrance  
**Area:** N Torrance - West **MLS #:** S09048877  
**OP:** \$739,000  
**LP:** \$695,000 **SP:** \$679,000 **Apx SF:** 2,316  
**LD:** 04/29/2009 **SD:** 06/30/2009 **\$/SF:** \$293.18  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 7,500  
**YBlt:** 1988 **Prking:** Garage Door Opener **DOM:** 17  
**Elem:** **Mid:** **High:**

**Property Description:** Gorgeous Custom Single Level Home Built In 1988. Crown Moldings, Planatations Sutters, Ceiling Fans, Recessed Lighting & New Interior & Exterior Paint. Dining Area, Huge Family, Office/Game Room & Separate Laundry Room. Oversized Two Car Garage With Storage. Professionally Landscaped Front & Back Yard. Security Gated Driveway And Carport. This Property Is Very Well Maintained And Truly A One Of A Kind Property!! This Is A Standard Sale. Don'T Miss Out On One Of The Finest Properties To Hit The Market!!

## Closed Sale Properties



**Addr:** 16334 Wilton Torrance  
**Area:** N Torrance - East **MLS #:** S09063219  
**OP:** \$289,000  
**LP:** \$289,000 **SP:** \$365,000 **Apx SF:** 1,237  
**LD:** 06/09/2009 **SD:** 07/06/2009 **\$/SF:** \$295.07  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 7,076  
**YBl:** 1949 **Prking:** Driveway **DOM:** 6  
**Elem:** **Mid:** **High:**

**Property Description:** "Diamond In The Rought" Bring The Hammer And Nails, Brooms And Shovels. Contractor - Handyman Special. Huge 7,076 Sq.Ft. Corner Lot. Excellent North Torrance Neighborhood. Walking Distance To Schools And Parks. Sold In "As Is" Condition. Home Is Ready For Remodeling. 1,237 Sq.Ft. Existing Living Space. Guest Bathroom Gutted Down To Studs. Master Bathroom Needs Extensive Work. Kitchen Amd Appliances Are Original. Drywall Repair Needed From Copper Repipe Installation. This House Needs A Lot Of Work. See Important Agent Notes!



**Addr:** 2101 West 187Th Torrance  
**Area:** N Torrance - East **MLS #:** S09039697  
**OP:** \$499,000  
**LP:** \$499,000 **SP:** \$472,500 **Apx SF:** 1,577  
**LD:** 04/04/2009 **SD:** 07/10/2009 **\$/SF:** \$299.62  
**Beds:** 4 **Bath To:** 2.00 **LotSF:** 7,240  
**YBl:** 1959 **Prking:** Garage Door Opener **DOM:** 36  
**Elem:** **Mid:** **High:**

**Property Description:** Wonderful Family Style Home On A Quiet Cul De Sac. Large Living Room & Dining Area + Pool And Large Back Yard Make It Ideal For Entertaining. Brick Woodburning Or Gas Fireplace. 4Th Bedroom Has Been Turned Into A Den But Can Be Easily Converted Back To A Bedroom. Great Work Bench In The Garage. New Roof. A Great Bargain For The Price.



**Addr:** 17222 Spinning Torrance  
**Area:** N Torrance - East **MLS #:** S09067519  
**OP:** \$480,000  
**LP:** \$480,000 **SP:** \$490,000 **Apx SF:** 1,356  
**LD:** 06/19/2009 **SD:** 07/23/2009 **\$/SF:** \$361.36  
**Beds:** 4 **Bath To:** 2.00 **LotSF:** 5,529  
**YBl:** 1956 **Prking:** Garage Door Opener, **DOM:** 5  
**Elem:** Lincoln **Mid:** Casimir **High:** North High

**Property Description:** The Present Owner Shared That The Location Of This Gorgeous Home Was Very Convenient To Schools, Shopping, Freeways And Work As They Raised 5 Children. The 4 Bedrooms And 1 3/4 Bathrooms With Dual Pane Windows Throughout Made This Home Very Comfortable. The Windows And 2 Skylights Allows Lots Of Natural Light To Filter Throughout This Beautiful Home. The Home Has A Security System (Buyer Will Have To Subscribe For The Service), Hdtv Connection And Hi Speed Internet Connections In 2 Of The Bedrooms. As You Walk Out Through The French Doors To The Backyard, You Feel That You Have Been Transported To A Place That Is Very Serene. The Backyard Is Surrounded By Bamboo Plants That Shelters This Area From The Surrounding Environment. There Are Two Working Water Wheels, 2 Areas With Covered Gazebos Where One Can Sit To Enjoy Or Meditate With The Sounds Created By The Trickle Of Water As The Water Wheels Turn. The Garage Floor And Spacious Driveway Has Newer Cement.

## Closed Sale Properties



**Addr:** 2413 West 171St Torrance  
**Area:** N Torrance - East **MLS #:** V09057108  
**OP:** \$495,000  
**LP:** \$495,000 **SP:** \$495,000 **Apx SF:** 1,189  
**LD:** 05/23/2009 **SD:** 07/21/2009 **\$/SF:** \$416.32  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,995  
**YBl:** 1953 **Prking:** Garage Door Opener, **DOM:** 5  
**Elem:** **Mid:** **High:**

**Property Description:** What A Charming Home! Located On A Quiet, Friendly Street, And It'S Ready For A New Owner. This Homes Features 3 Bedroom One And Half Bath, Hardwood Floors, Entry With Skylight And A Pot Shelf, Spacious Living Room That Opens Into The Dining Area, Where The Backyard Is Always At Full View.

Any Cook Would Be Happy In This Large Country Kitchen. Lot'S Of Cabinets, Tiled Counter Tops And A Cozy Breakfast Nook As Well.

One Bath Has Been Remodeled And The Other One Is Gorgeous With Its Original Charm And Warm Color.

The Large Backyard Offers Fruit Trees, Privacy, Lot'S Of Room To Play, Barbecue Or Host A Huge Party. Plenty Of Room To Grow Or Add On.

Newer Roof, 2 Car Attached Garage And Plenty Of Storage. Priced To Sell Today!



**Addr:** 18031 Chanera Torrance  
**Area:** N Torrance - East **MLS #:** S09043811  
**OP:** \$668,000  
**LP:** \$649,800 **SP:** \$629,000 **Apx SF:** 2,035  
**LD:** 04/16/2009 **SD:** 07/10/2009 **\$/SF:** \$309.09  
**Beds:** 4 **Bath To:** 2.00 **LotSF:** 5,488  
**YBl:** 1967 **Prking:** **DOM:** 40  
**Elem:** arlingotn **Mid:** casimir **High:** north

**Property Description:** Wonderful Contemporary House In A Very Highly Sought After Neighborhood. Location, Location, Location.

South Of Artesia. Second Family Room/Game Room Not Permitted But Beautifully Done By The Previous Seller. Direct Access

From Garage And A Bedroom With A Bath And Family Room(Also Second Familyroom/Patio). Kithen And Livingroom On The

Middle Floor And The Entrance. 3 Bedrooms And A Bath On The Top Floor.



**Addr:** 2402 Descanso Torrance  
**Area:** N Torrance - East **MLS #:** S09054586  
**OP:** \$698,000  
**LP:** \$698,000 **SP:** \$660,000 **Apx SF:** 2,024  
**LD:** 05/15/2009 **SD:** 07/30/2009 **\$/SF:** \$326.09  
**Beds:** 4 **Bath To:** 3.00 **LotSF:** 6,000  
**YBl:** 1979 **Prking:** Direct Garage Acces **DOM:** 7  
**Elem:** **Mid:** **High:**

**Property Description:** Upgraded 4Bedroom Single Family Residence In North Torrance. Seller Has Spent Approx. \$150,000 In Remodelling And Upgrades In The Last 4 Years. All Bath Rooms Remodeled In 2007. Jacuzzi Tub And Custom-Built Shower.

Custom Front Perimeter Fence Built In Feb 2008. Pre-Wired For 7.1 Home Theater. All Newer Energy Saving Double-Paned

Windows Throughout The House. Combination Natural Slate Flooring And Wall-To-Wall Carpet. Wood And Gas Burning Fireplace In

Family Room. Central Heating And Air Conditioning With Filtration System. Spacious Master Suite With Walk-In Closet And

Luxurious Custom-Built Shower (3 Shower Head + Jets). Large Well Maintained Yard With Fruit Trees, Beautiful Flower Garden, Big

Patio Area, Perfect For Entertaining. Walking Distance To Descanso Park, Great For Children Or To Enjoy The Jogging Path For

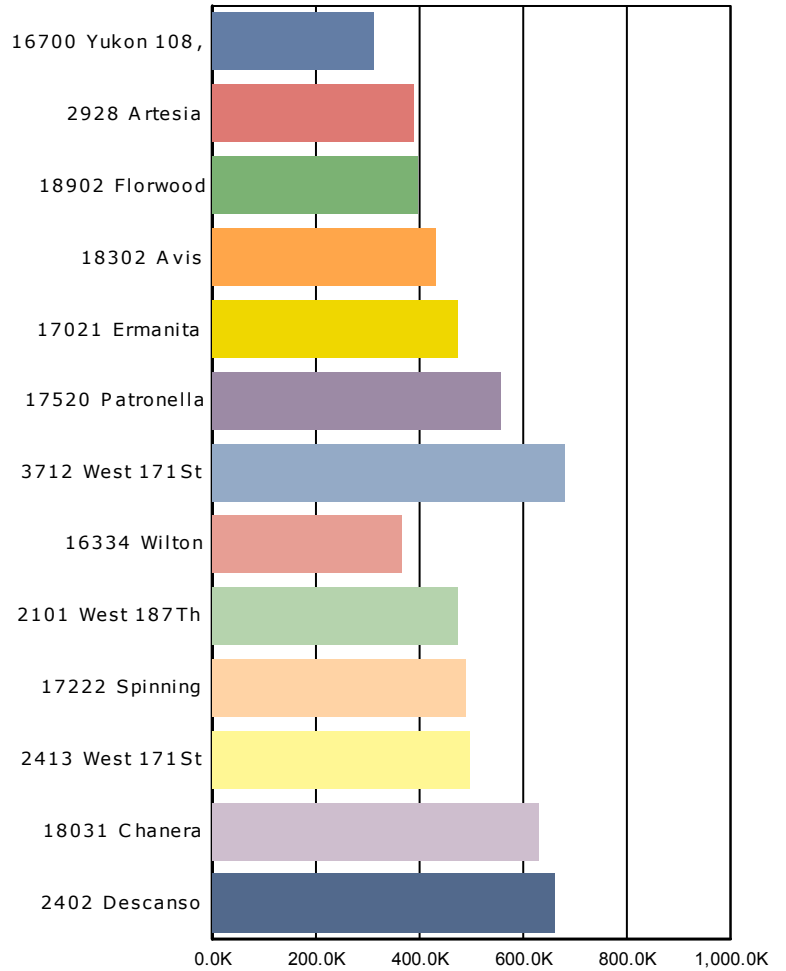
Fitness. Walking Distance To Great Torrance Unified Schools. Easy Access To Freeways.

Date: 8/6/2009

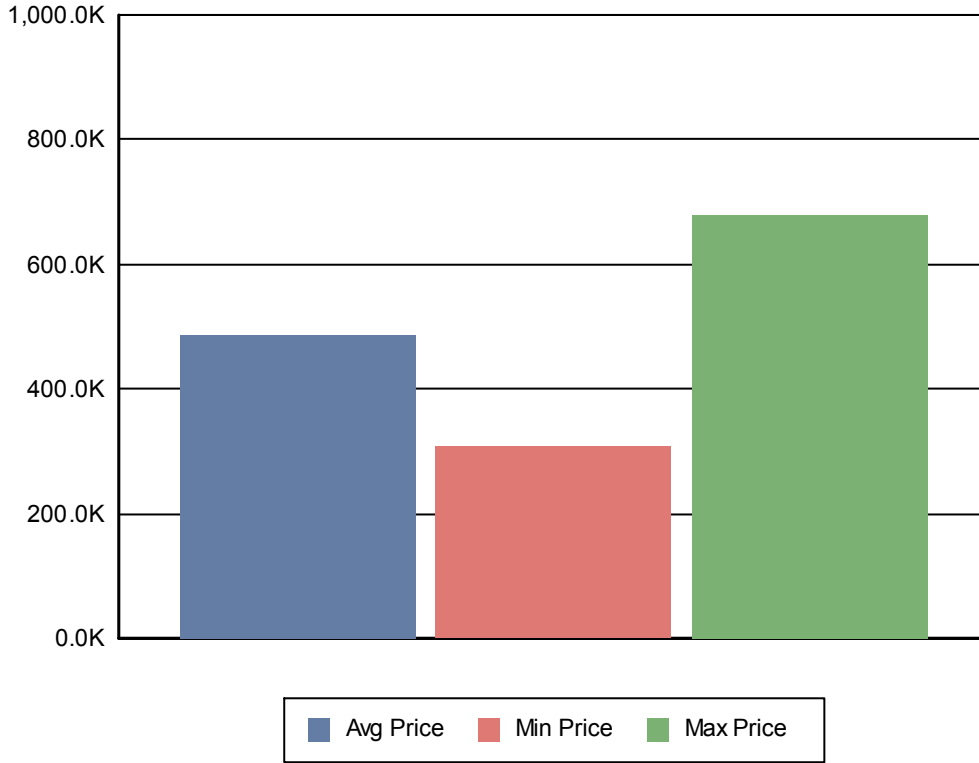
## CMA Pro Report

### Closed Sale Properties

Total # of Listings	<b>13</b>
Lowest Price	<b>\$310,000</b>
Highest Price	<b>\$679,000</b>
Average Price	<b>\$488,331</b>
Avg. Price/SqFt	<b>\$352.48</b>
Avg DOM	<b>26</b>



## CMA Pro Report Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$310,000	\$679,000	\$488,331	\$352.48
<b>Totals / Averages</b>	<b>\$310,000</b>	<b>\$679,000</b>	<b>\$488,331</b>	<b>\$352.48</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
16700 Yukon 108, Torrance	\$299,999	\$310,000	53	%3.33	\$360.88
2928 Artesia Torrance	\$384,800	\$388,800	54	%1.04	\$367.49
18902 Florwood Torrance	\$325,000	\$395,000	7	%21.54	\$401.02
18302 Avis Torrance	\$429,000	\$430,000	44	%0.23	\$357.14
17021 Ermanita Torrance	\$489,900	\$475,000	31	-%3.04	\$382.45
17520 Patronella Torrance	\$559,000	\$559,000	34	%0.00	\$412.55
3712 West 171St Torrance	\$695,000	\$679,000	17	-%2.30	\$293.18
16334 Wilton Torrance	\$289,000	\$365,000	6	%26.30	\$295.07
2101 West 187Th Torrance	\$499,000	\$472,500	36	-%5.31	\$299.62
17222 Spinning Torrance	\$480,000	\$490,000	5	%2.08	\$361.36
2413 West 171St Torrance	\$495,000	\$495,000	5	%0.00	\$416.32
18031 Chanera Torrance	\$649,800	\$629,000	40	-%3.20	\$309.09
2402 Descanso Torrance	\$698,000	\$660,000	7	-%5.44	\$326.09
<b>Total Averages</b>	<b>\$484,115</b>	<b>\$488,331</b>	<b>26</b>	<b>%2.71</b>	<b>\$352.48</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
A Comparative Market Analysis <span style="float: right;">Philip Mc Collum DRE: 01339323</span>									

Date: 8/6/2009

## CMA Pro Report

S	16700 Yukon 108	2	2.00	859	1989	\$299,999	\$310,000	07/24/2009	53
S	2928 Artesia	2	1.00	1,058	1950	\$384,800	\$388,800	07/01/2009	54
S	18902 Florwood	3	1.00	985	1953	\$325,000	\$395,000	07/07/2009	7
S	18302 Avis	4	2.00	1,204	1955	\$429,000	\$430,000	07/31/2009	44
S	17021 Ermanita	3	2.00	1,242	1951	\$489,900	\$475,000	07/06/2009	31
S	17520 Patronella	3	2.00	1,355	1950	\$559,000	\$559,000	07/24/2009	34
S	3712 West 171St	3	2.00	2,316	1988	\$695,000	\$679,000	06/30/2009	17
S	16334 Wilton	3	2.00	1,237	1949	\$289,000	\$365,000	07/06/2009	6
S	2101 West 187Th	4	2.00	1,577	1959	\$499,000	\$472,500	07/10/2009	36
S	17222 Spinning	4	2.00	1,356	1956	\$480,000	\$490,000	07/23/2009	5
S	2413 West 171St	3	2.00	1,189	1953	\$495,000	\$495,000	07/21/2009	5
S	18031 Chanera	4	2.00	2,035	1967	\$649,800	\$629,000	07/10/2009	40
S	2402 Descanso	4	3.00	2,024	1979	\$698,000	\$660,000	07/30/2009	7