

Closed Sale Properties



Addr: 3500 Elm 12, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** Y806608
OP: \$188,000
LP: \$129,000 **SP:** \$139,800 **Apx SF:** 822
LD: 10/02/2008 **SD:** 06/02/2009 **\$/SF:** \$170.07
Beds: 2 **Bath To:** 1.00 **LotSF:** 0
YBl: 1968 **Prking:** **DOM:** 157
Elem: **Mid:** **High:**

Property Description: Fantastic Price On Single Level Unit In A Lovely Gated Complex. New Paint And Carpet Make This One Move In Ready. Freeway Close Location. Nice View Of The Pool And Garden Area Of Complex. Fannie Mae Owned Property.



Addr: 4110 Elm 302, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P682234
OP: \$159,900
LP: \$159,900 **SP:** \$170,000 **Apx SF:** 964
LD: 03/31/2009 **SD:** 05/29/2009 **\$/SF:** \$176.35
Beds: 2 **Bath To:** 2.00 **LotSF:** 831
YBl: 1976 **Prking:** **DOM:** 16
Elem: **Mid:** **High:**

Property Description: Bank Owned!!! Very Desirable 2 Bedroom 1.75 Bath Top Floor Condominium. The Master Suite Offers A Large Bedroom With A Master Bathroom Accompanied By A Full Walk-In Closet. Gleaming Hardwood Floors In Hallway, Large Living Room, Dining Room And Kitchen Plus Wall To Wall Carpeting In Both Bedrooms. Private Balcony Off Master Bedroom And Living Room And Individual Garage With Auto Door Opener.



Addr: 4170 Elm 315, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R901477
OP: \$234,000
LP: \$214,000 **SP:** \$210,000 **Apx SF:** 1,141
LD: 03/03/2009 **SD:** 06/18/2009 **\$/SF:** \$184.05
Beds: 2 **Bath To:** 2.00 **LotSF:** 653
YBl: 1974 **Prking:** Subterranean, Gated **DOM:** 63
Elem: **Mid:** **High:**

Property Description: The Suite Life! That'S The Style In This Remodeled, Roomy 2 Bedroom, 1.75 Bath Bixby Heights Condo That Will Delight You. Located On The Top Floor With Cathedral Ceilings, Beautiful Open Floor Plan, Spacious Living Room, Elegant Mirror-Paneled Formal Dining Room, Ceiling Light Fixture, Upgraded Kitchen With Granite Counter Tops, Natural Wood Cabinets, Tile Floors, Dishwasher, Stove, And Built-In Microwave. The Master Suite Features A Private Bathroom, Walk-In Closet, Designer Color Paint, Plus A Private Balcony. Hoa Dues Covers Hazard Insurance, Common Area Maintenance And Water. Also Features A Convenient Inside Laundry, 1-Assigned Parking Space, Plus Walk To Shops, Restaurants, Services, And Virginia Country Club Is Only Minutes Away. Turnkey Condition! Approved For Fnma Homepath Financing Program. Purchase This Property For As Little As 3% Down!

Closed Sale Properties



Addr: 4505 California 208, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P658851
OP: \$265,000
LP: \$235,000 **SP:** \$232,000 **Apx SF:** 1,144
LD: 10/02/2008 **SD:** 06/12/2009 **\$/SF:** \$202.80
Beds: 2 **Bath To:** 2.00 **LotSF:** 545
YBl: 1974 **Prking:** Garage Door Opener, **DOM:** 239
Elem: **Mid:** **High:**

Property Description: Lovely Complex..Priced Under Market..Supersized (Larger Than Srr) @1144 Sq.Ft. Located On Patio Level..Elevator To Each Floor. Very Large L/R W/Formal Dining Room. Enclosed Balcony Perfect For Artist Studio/Office..Central Air..Fah..Many Upgrades Include Crown Moldings,Tile Flooring..Upgraded Baths..Custom Plantation Shutters...New Stainless Steel Refrig. Much More..Secured Bldg And Parking. Near Everything..Banks..Grocery..Public Transportation..Pharmacy..Etc. Walk To Shopping Center. Just Fell Out Of Escrow



Addr: 3829 Cherry Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S09041692
OP: \$299,900
LP: \$299,900 **SP:** \$299,000 **Apx SF:** 1,584
LD: 04/10/2009 **SD:** 06/26/2009 **\$/SF:** \$188.76
Beds: 2 **Bath To:** 2.00 **LotSF:** 5,500
YBl: 1940 **Prking:** **DOM:** 6
Elem: **Mid:** **High:**

Property Description: Don'T Miss This Opportunity To Own A Home Under \$300,000 In A Great Neighborhood. 3 Spacious Bedrooms, Dining Room, Living Room And Large Back Yard. Hardwood Floors And Some Updates Throughout. Bank Owned Property Please Note Will Be Sold As-Is,



Addr: 945 East Silva Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S567974
OP: \$329,900
LP: \$310,000 **SP:** \$310,000 **Apx SF:** 1,041
LD: 03/19/2009 **SD:** 06/14/2009 **\$/SF:** \$297.79
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,370
YBl: 1943 **Prking:** **DOM:** 11
Elem: **Mid:** **High:**

Property Description: Remodeled Kitchen And Baths, Newer Windows, Newer Roof, Giant Lot, Lite And Bright, Great Neighborhood, Ready To Go!!

Closed Sale Properties



Addr: 3933 North Virginia 102, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P683564
OP: \$330,000
LP: \$330,000 **SP:** \$318,000 **Apx SF:** 1,482
LD: 04/14/2009 **SD:** 06/05/2009 **\$/SF:** \$214.57
Beds: 2 **Bath To:** 2.00 **LotSF:** 1,459
YBl: 1974 **Prking:** Subterranean **DOM:** 20
Elem: **Mid:** **High:**

Property Description: Rare Large Balcony/Patio Outside This Unit On 1st Floor (No Steps) Right Next To Gardens, Fountain, Community Pool And Spa. This Large Condo Is Well Designed With Large Master Bedroom/Bath And Walkin Closet. The Living Room/Dining Area Is Unusually Large With Den/Office Or Formal Dining Room Just Outside The Kitchen. Kitchen Has A Washer/Dryer Area And The Refrigerator, Microwave And Stove Are Included In This Purchase Price. You Will Be Pleased With This Entire Condo Living Package On Beautiful Street In Los Cerritos/Virginia Country Club Area. Must See To Appreciate What This Has To Offer (Including Elevator Location Just Steps Away Leading To Car Spaces, Mailbox Area Across The Walkway Before This End Unit, Sunny And Beautiful Grounds A Few Feet Away With The Gas Bbq Units Next To The Pool Area, Etc. Etc.) Most Condo Locations Do Not Compete With This Setup!!



Addr: 1060 East Luray Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** K09041574
OP: \$320,000
LP: \$320,000 **SP:** \$320,000 **Apx SF:** 1,332
LD: 04/06/2009 **SD:** 06/15/2009 **\$/SF:** \$240.24
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,140
YBl: 1947 **Prking:** **DOM:** 7
Elem: **Mid:** **High:**

Property Description: Short Sale



Addr: 4389 Maury Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P683737
OP: \$344,000
LP: \$344,000 **SP:** \$362,000 **Apx SF:** 1,512
LD: 04/15/2009 **SD:** 06/30/2009 **\$/SF:** \$239.42
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,700
YBl: 1944 **Prking:** Driveway **DOM:** 76
Elem: **Mid:** **High:**

Property Description: Nice 3 Bedroom And 2 Bath Home In The Bixby Area On A Large Lot. Black Stained Hardwood Floors! Large Kitchen With Granite Countertops And Newer Cabinets! Good Sized Bedrooms! Marble Fireplace With Mantle! Newer Windows! Long Driveway With 2 Car Detached Garage! Tiled Shower And Bathtubs! Bank Owned - Reo. Property Has Been Stripped Including No Water Heater, No Garage Door, No Fixtures, Etc. Bring Your Tool Belt And Save \$\$\$! Property Shows On Mls As Being Fully Renovated As Of 2007. Bonus Room Off Of The Detached Garage (Permits Unknown). This Home Is On A Nice Quiet Street And Has A Lot Of Potential.

Closed Sale Properties



Addr: 3629 California Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P692531
OP: \$374,500
LP: \$374,500 **SP:** \$370,000 **Apx SF:** 720
LD: 06/13/2009 **SD:** 06/25/2009 **\$/SF:** \$513.89
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,500
YBl: 1925 **Prking:** Driveway **DOM:** 12
Elem: **Mid:** **High:**

Property Description: California Heights Starter Home! Great Location, Cute Home With Great Potential. Needs Tlc. Close To Long Beach Airport, Bixby Knolls And The 405 Fwy. Seller Has Approval From City Of Long Beach Historical Preservation Society For Remodel (Add 2 Bedrooms,1 Bath,Reconvert Garage & Huge Patio. Priced Like An Reo, But Investor Owned. No Banks To Deal With. Seller Is Listing Agent And Licensend Broker. Quick Answers.



Addr: 4412 Rose Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R902551
OP: \$375,000
LP: \$375,000 **SP:** \$370,000 **Apx SF:** 1,384
LD: 04/20/2009 **SD:** 06/09/2009 **\$/SF:** \$267.34
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,050
YBl: 1944 **Prking:** **DOM:** 15
Elem: **Mid:** **High:**

Property Description: Nice 3 Bdrm 2 Bath Home In Great Bixby Highlands Neighborhood. Has Unit In Back But Is Not Permitted For Occupancy. Close To Award Winning Longfellow Elementary And Hughes Middle Schools. Also Close To Park And Shopping. Very Nice Neighborhood And This Is Not A Short Sale Or An Reo. Just Re-Listed After Falling Out Of Escrow. Brand New Air Conditioning And Heating System, Dishwasher And Freshly Textured And First Coat Of Paint. House Sold As Is. Termite Work Is Done, Can Provide Termite Clearance. Brand New Water Heater



Addr: 427 East 44Th Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P675027
OP: \$399,990
LP: \$389,990 **SP:** \$389,990 **Apx SF:** 1,302
LD: 02/07/2009 **SD:** 06/01/2009 **\$/SF:** \$299.53
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,863
YBl: 1944 **Prking:** **DOM:** 129
Elem: **Mid:** **High:**

Property Description: Sellers Want An Offer Now. Quick Escrow Ok. Will Pay Some Closing Costs With Right Offer. Bring Your Paintbrush And Some Imagination To Save. Similar Home Sold For \$440. There Is A Fireplace In The Living Room. The Kitchen Cabinets Were Replaced In The 90'S. The Kitchen Opens To The Dining Room/Family Kitchen. The Master Bedroom Has Its Own Bath And The Family Room Has A Professionally Done 3Rd Bath. Beautiful Wrought Iron Surrounds The Home And Separates The Back Yard From The Pool Area. The Family Room Opens To A Tiled And Covered Back Patio That Overlooks The Jacuzzi And Pool. There Are Newer Windows In The Home. Beautiful Brick Front Porch, Newer Front Door. Nice Interior Street. Good Front Landscaping.

Closed Sale Properties



Addr: 3505 North Gaviota Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P642175
OP: \$630,000
LP: \$450,000 **SP:** \$405,000 **Apx SF:** 1,315
LD: 06/14/2008 **SD:** 06/18/2009 **\$/SF:** \$307.98
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,760
YBl: 1938 **Prking:** Driveway **DOM:** 247
Elem: **Mid:** **High:**

Property Description: Probate / Short Sale: California Heights Charmer Built In 1938. Original Property Expanded To 3 Bedrooms (Or 2 Bedroom And A Den With Red Brick Fireplace) And 2 Bath. Expanded Diningrm. Dark Wood Floors From Living Room To Formal Diningrm. Newer Carpets In Bedrooms And Hall. Covered Ceiling In Living Room, Dining Room And Bedrooms. Light Bright Kitchen With Breakfast Nook Double Pane Energy Efficient Vinyl Windows Through Out With Sliding Doors To Large Back Yard. Long Side Driveway With Detached Garage. Behind Garage Is A Concrete Slab With Carport Style Structure Great For Family Entertaining. This Home Is In Wonderful Condition



Addr: 3439 Gundry Ave. Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** V09051362
OP: \$450,000
LP: \$450,000 **SP:** \$425,000 **Apx SF:** 1,570
LD: 05/07/2009 **SD:** 06/25/2009 **\$/SF:** \$270.70
Beds: 2 **Bath To:** 1.00 **LotSF:** 6,398
YBl: 1934 **Prking:** **DOM:** 13
Elem: **Mid:** **High:**

Property Description: Spanish Style Home In Lovely California Heights, Historical Area Of Long Beach. New Front Porch Tile And Flooring In Kitchen And Bathroom. Hardwood Floors Throughout. Large Backyard, Fully Landscaped With Orange And Apple Fruit Trees, And Grape Vines. Large Family Room Out To Patio. Fireplace. Detached Oversized Garage With Sink And Workbench. Landscaped With Sprinklers.



Addr: 3881 Gundry Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P684150
OP: \$479,000
LP: \$479,000 **SP:** \$479,000 **Apx SF:** 1,328
LD: 04/14/2009 **SD:** 05/25/2009 **\$/SF:** \$360.69
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,340
YBl: 1940 **Prking:** **DOM:** 28
Elem: lee **Mid:** hughes **High:** poly

Property Description: Traditional One-Story 3 Br. 2 Ba. In Prime Bixby Terrace Location. Features Include All New Dual Paned Windows, Front Room Leaded Glass Bay Window & Hardwood Flooring Throughout. Separate Detached Office (15' X 12') Adjacent To The Garage Is Additional Square Footage With Open Beam Ceiling And Clay Tile Pavers. Formal Living Room W/Bay Window, Brick Fireplace & Crown Moldings. Spacious Formal Dining Room With Wainscoting & Built-In Cabinetry Plus Hardwood Flooring & Plantation Shutters. Large Kitchen With Tile Flooring, Down Lighting And Breakfast Nook Area. Remodeled Main Bathroom, Central A/C & Forced Air Heating & Ample Storage Make This The Best Buy In The Neighborhood!

Closed Sale Properties



Addr: 1615 East Marshall Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P686914
OP: \$479,000
LP: \$479,000 **SP:** \$479,000 **Apx SF:** 1,975
LD: 05/11/2009 **SD:** 06/15/2009 **\$/SF:** \$242.53
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,765
YBl: 1940 **Prking:** **DOM:** 23
Elem: **Mid:** **High:**

Property Description:



Addr: 603 Avery Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P680544
OP: \$495,000
LP: \$495,000 **SP:** \$500,000 **Apx SF:** 2,178
LD: 03/17/2009 **SD:** 06/14/2009 **\$/SF:** \$229.57
Beds: 3 **Bath To:** 3.00 **LotSF:** 3,899
YBl: 1979 **Prking:** **DOM:** 10
Elem: **Mid:** **High:**

Property Description: A Luxurious Townhome Of Sophistication And Elegance, In Prestigious Virginia Country Club, Enjoying Intoxicating Views Of Pool Terraces And Your Own Private Tropical Paradise. Formal Living And Dining Rooms With Hardwood Floors And Glass Walls With Wrap-Around Pool Views. Updated Kitchen With Center Island And Jenn Air Cook-Top, Granite Counter-Tops, Thermador Double Ovens/Broiler/Microwave, Kit. Aid Dishwasher, Trash Compactor, Double Sink With Insinkerator, Pantry And Recessed Lighting. Master Suite With Vaulted Ceiling, Fireside Sitting Area And Private Balcony. Large Master Bath With Separate Shower Stall And Double Sinks. Second Bedroom With Full Bath. Third Bedroom Converted To A Dramatic Media Room/Den. This Home Features 2 Fireplaces, Air Conditioning, Security System, Security Gates, Spa, 3 Full Baths, Privacy, Bar, And Abundant Storage.



Addr: 3608 Walnut Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P661435
OP: \$614,000
LP: \$539,000 **SP:** \$530,000 **Apx SF:** 1,560
LD: 10/19/2008 **SD:** 06/16/2009 **\$/SF:** \$339.74
Beds: 3 **Bath To:** 3.00 **LotSF:** 5,760
YBl: 1936 **Prking:** **DOM:** 241
Elem: **Mid:** **High:**

Property Description: Beautiful, Pristine Home In The Heart Of Historic California Heights. The Home Has Been Completely Remodeled With Some Wonderful Touches. Kitchen Is Spacious With Granite Countertops; Cute Breakfast Nook Eating Area Off The Kitchen. Spectacular Hardwood Floors Throughout This Magnificent Home. Both Bathrooms Have Been Completely Remodeled Very Stylishly. Large Backyard For Entertaining.

Closed Sale Properties



Addr: 3513 Myrtle Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P680590
OP: \$499,000
LP: \$499,000 **SP:** \$540,000 **Apx SF:** 2,658
LD: 03/21/2009 **SD:** 05/31/2009 **\$/SF:** \$203.16
Beds: 4 **Bath To:** 3.00 **LotSF:** 4,445
YBl: 1969 **Prking:** **DOM:** 51
Elem: **Mid:** **High:**

Property Description: Priced Like And Reo, You Won'T Find A Better Value. Not A Short Sale, Not And Reo, Bring Your Buyer And Write It Up..Move In Ready, Huge Home, Family Room With Fireplace, Formal Dining Room, Eat In Kitchen, Master Bedroom With Balcony & Fireplace, Inside Laundry, Tree Lined Street, Loads Of Parking - 3 Car Garage... Come And See For Yourself...



Addr: 3421 Olive Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P644257
OP: \$579,900
LP: \$579,900 **SP:** \$550,000 **Apx SF:** 1,518
LD: 06/27/2008 **SD:** 11/19/2008 **\$/SF:** \$362.32
Beds: 3 **Bath To:** 2.00 **LotSF:** 4,445
YBl: 1997 **Prking:** Garage Door Opener **DOM:** 108
Elem: **Mid:** **High:**

Property Description: Gorgeous, Pristine Home W/A Large, Open Floor Plan, Charming Custom Details & Elegant Features Inside & Out! Newer Construction Situated On A Stately Elevation & Located On A Lovely, Tree-Lined Street In Highly Desirable California Heights! All The Modern Amenities Of A Spacious Contemporary Home In A Historical Neighborhood W/Wonderful Schools! Fabulous Entertaining Home! Awnings, Mature Trees, Delightful, Welcoming Landscaping & Lighting In The Front Yard. Serene Color Palette/Designer Paint, Newer Carpeting, Ceiling Fans, Custom Drapes & Upgraded Fixtures/Hardware Thru-Out. Beautiful, Updated Kitchen Opens To The Lr, The Formal Dr/Fr W/Hw Floors & Fp. Private, Enchanting Backyard W/Brick Patio, Lush Lawn, Wood-Burning Stove, Pavers, Fountain & Vined Arbor, Perfect For Relaxing & Enjoying! Elegant Master Suite Has 2 Closets. All Bds Have Mirrored Closet Doors. Both Baths Are Stylish & Model Perfect! Fah, A/C, Great Inside Laundry Room, Ample Storage, 2-Car Garage & So Much More!!



Addr: 3751 Rose Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P689303
OP: \$549,900
LP: \$560,000 **SP:** \$554,000 **Apx SF:** 2,000
LD: 05/28/2009 **SD:** 06/26/2009 **\$/SF:** \$277.00
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,760
YBl: 1940 **Prking:** **DOM:** 12
Elem: **Mid:** **High:**

Property Description: Gorgeous Historic California Heights Home Is Ready For Your Buyers. Previously Remodeled And New Addition Makes This Home Larger And More Expansive Than It May Seem. Gorgeous Crown Moldings, Hardwood Floors, Two-Tone Paint, Arched Doors, Oiled Bronze Door Handles, And Tank Less Water Heater. Open And Expansive Kitchen With Custom Cabinets, Chefs Island And New St Cecilia Granite Tops. Beautiful Golden Sand Durango Tile Backsplash. Can Lights, And Oiled Bronze Ceiling Fans. Master Suite Features A Spa Tub, Standing Frameless Shower Door, Travertine Tile, Custom Bath Vanity Cabinets And His And Her Sink Basins. French Doors Lead Out To Your Private Backyard With Room To Entertain. This Home Is Completely Perfect! A Must See!

Closed Sale Properties



Addr: 3845 Olive Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P673167
OP: \$629,900
LP: \$629,900 **SP:** \$595,000 **Apx SF:** 1,698
LD: 01/28/2009 **SD:** 06/19/2009 **\$/SF:** \$350.41
Beds: 3 **Bath To:** 3.00 **LotSF:** 6,360
YBl: 1941 **Prking:** **DOM:** 146
Elem: **Mid:** **High:**

Property Description: Step Into This Beautifully Appointed Bixby Knolls Home. Formal Living Room With Bay Window, Step Ceilings, 2 Wood Burning Fireplaces (Living Room And Master Bedroom), Formal Dining Room And Hardwood Floors Throughout Except Kitchen And Baths. Three Bedrooms, 2 Baths And Main Bath Has Been Remodeled With All Glass, Tiled Floors, Shower And Pedestal Sink. Remodeled Kitchen Includes Stainless Steel Appliances, Granite Counter Tops With Tile Back Splash And Floors. Enjoy The Sunny Breakfast Area With A Beautiful Pool View. Designer Paints Add To The Ambiance Of This Wonderful Home. The Pool Was Completely Upgraded 2 Years Ago And Is Surrounded By 2 Lush Patio Areas. A Cute Half Bath Has Been Added (Permitted) As Well As An Outside Shower. Seller Will Consider Carry A 2Nd T.D. This Is The Home Your Clients Have Been Waiting For.



Addr: 4212 Pacific Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P681622
OP: \$889,000
LP: \$889,000 **SP:** \$850,000 **Apx SF:** 2,683
LD: 03/30/2009 **SD:** 06/04/2009 **\$/SF:** \$316.81
Beds: 4 **Bath To:** 4.00 **LotSF:** 13,950
YBl: 1925 **Prking:** **DOM:** 18
Elem: Los Cerritos **Mid:** Hughes **High:** Poly

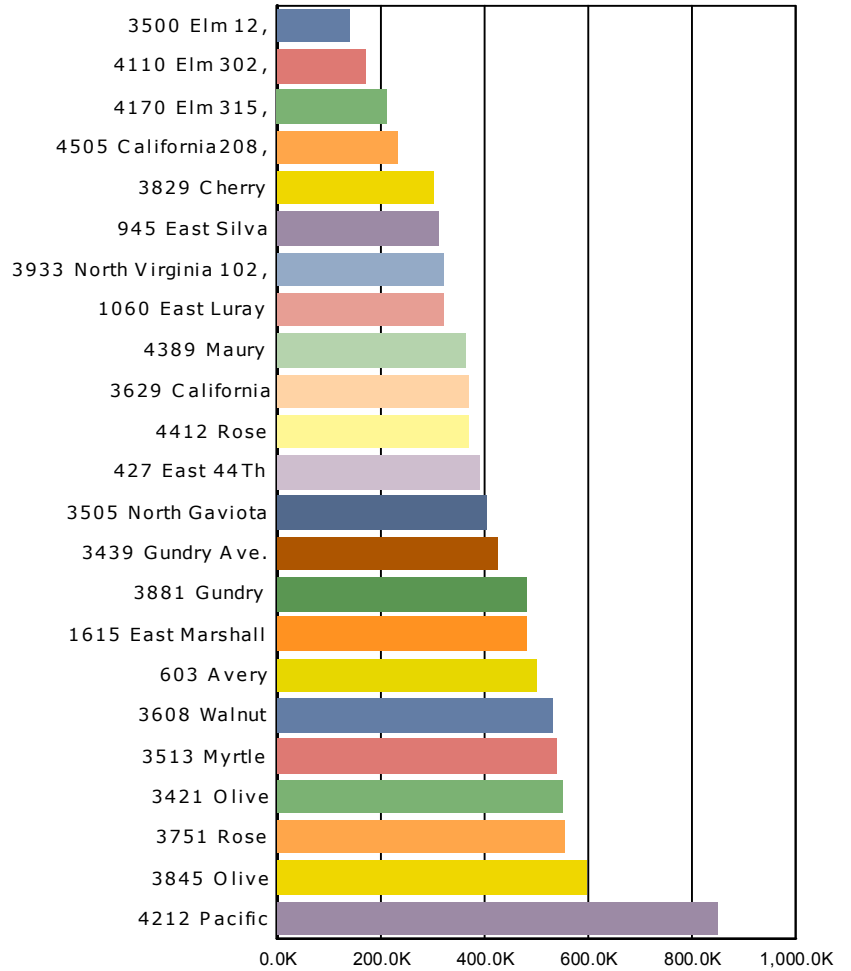
Property Description: Beautiful 1925 Spanish Style Home In The Heart Of The Virginia Country Club. Classic Arched Windows And A Soaring Barrel Vaulted Ceiling Welcome You Into This Well Cared For Home. Flanked By Two Double Arched Front Windows Is The Spectacular Original 'Calco' Tiled Fireplace. Surrounding The Living Room Barrel Vaulted Ceiling Is The Original Hand Painted Frieze. The Formal Dining Room Features Three Arched Windows And Double Trayed Ceiling. Both Formal Rooms Feature Original Iron Light Fixtures And Sconces. The Remodeled Kitchen Is Full Of Light W/Updated Cabinets And Appliances As Well As Tile Counters. Off The Kitchen Is A Private Breakfast Room With An Entire Wall Of Original Cabinetry. The Home Features Original Quarter/Sawn Oak Flooring In Excellent Condition. There Is Also A Newer Master Bedroom Suite And A Fully Equipped Studio Apartment With Kitchen And Full Bath Attached To The Garage. Huge Lot With Plenty Of Room For A Pool. Location, Location, Location Hurry!!!!

Date: 7/12/2009

CMA Pro Report

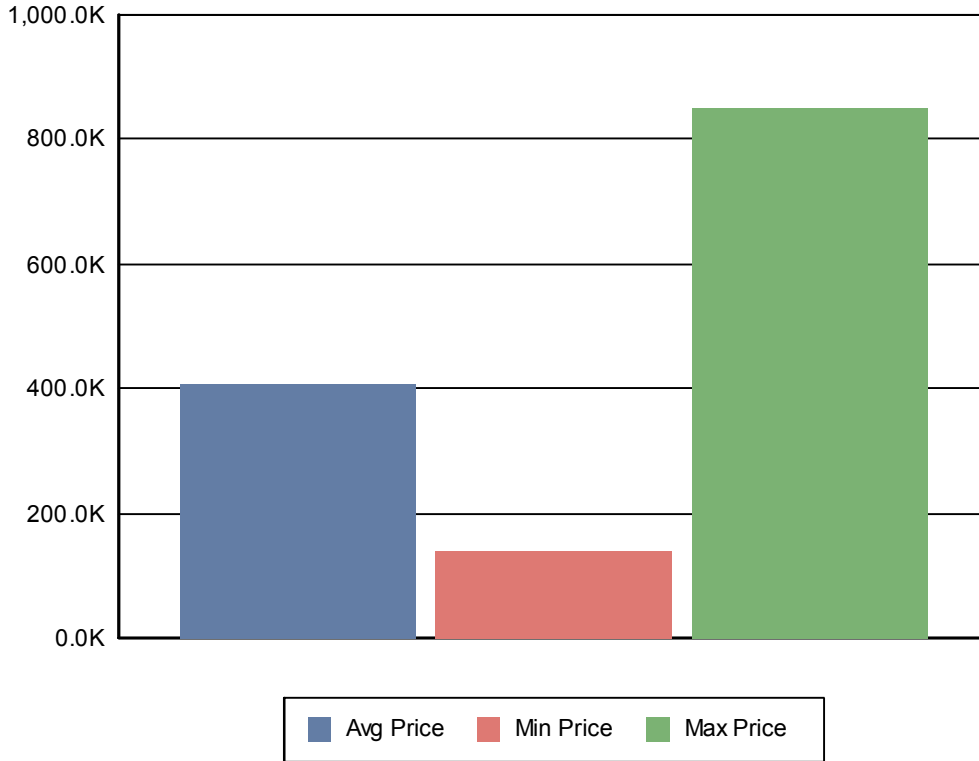
Closed Sale Properties

Total # of Listings	23
Lowest Price	\$139,800
Highest Price	\$850,000
Average Price	\$408,600
Avg. Price/SqFt	\$271.99
Avg DOM	72



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$139,800	\$850,000	\$408,600	\$271.99
Totals / Averages	\$139,800	\$850,000	\$408,600	\$271.99

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3500 Elm 12, Long Beach	\$129,000	\$139,800	157	%8.37	\$170.07
4110 Elm 302, Long Beach	\$159,900	\$170,000	16	%6.32	\$176.35
4170 Elm 315, Long Beach	\$214,000	\$210,000	63	-%1.87	\$184.05
4505 California 208, Long Beach	\$235,000	\$232,000	239	-%1.28	\$202.80
3829 Cherry Long Beach	\$299,900	\$299,000	6	-%0.30	\$188.76
945 East Silva Long Beach	\$310,000	\$310,000	11	%0.00	\$297.79
3933 North Virginia 102, Long Beach	\$330,000	\$318,000	20	-%3.64	\$214.57
1060 East Luray Long Beach	\$320,000	\$320,000	7	%0.00	\$240.24
4389 Maury Long Beach	\$344,000	\$362,000	76	%5.23	\$239.42
3629 California Long Beach	\$374,500	\$370,000	12	-%1.20	\$513.89
4412 Rose Long Beach	\$375,000	\$370,000	15	-%1.33	\$267.34
427 East 44Th Long Beach	\$389,990	\$389,990	129	%0.00	\$299.53
3505 North Gaviota Long Beach	\$450,000	\$405,000	247	-%10.00	\$307.98
3439 Gundry Ave. Long Beach	\$450,000	\$425,000	13	-%5.56	\$270.70
3881 Gundry Long Beach	\$479,000	\$479,000	28	%0.00	\$360.69
1615 East Marshall Long Beach	\$479,000	\$479,000	23	%0.00	\$242.53
603 Avery Long Beach	\$495,000	\$500,000	10	%1.01	\$229.57
3608 Walnut Long Beach	\$539,000	\$530,000	241	-%1.67	\$339.74
3513 Myrtle Long Beach	\$499,000	\$540,000	51	%8.22	\$203.16

Date: 7/12/2009

CMA Pro Report

3421 Olive Long Beach	\$579,900	\$550,000	108	-%5.16	\$362.32
3751 Rose Long Beach	\$560,000	\$554,000	12	-%1.07	\$277.00
3845 Olive Long Beach	\$629,900	\$595,000	146	-%5.54	\$350.41
4212 Pacific Long Beach	\$889,000	\$850,000	18	-%4.39	\$316.81
Total Averages	\$414,395	\$408,600	72	-%0.60	\$271.99

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	3500 Elm 12	2	1.00	822	1968	\$129,000	\$139,800	06/02/2009	157
S	4110 Elm 302	2	2.00	964	1976	\$159,900	\$170,000	05/29/2009	16
S	4170 Elm 315	2	2.00	1,141	1974	\$214,000	\$210,000	06/18/2009	63
S	4505 California 208	2	2.00	1,144	1974	\$235,000	\$232,000	06/12/2009	239
S	3829 Cherry	2	2.00	1,584	1940	\$299,900	\$299,000	06/26/2009	6
S	945 East Silva	3	2.00	1,041	1943	\$310,000	\$310,000	06/14/2009	11
S	3933 North Virginia 102	2	2.00	1,482	1974	\$330,000	\$318,000	06/05/2009	20
S	1060 East Luray	3	2.00	1,332	1947	\$320,000	\$320,000	06/15/2009	7
S	4389 Maury	3	2.00	1,512	1944	\$344,000	\$362,000	06/30/2009	76
S	3629 California	2	1.00	720	1925	\$374,500	\$370,000	06/25/2009	12
S	4412 Rose	3	2.00	1,384	1944	\$375,000	\$370,000	06/09/2009	15
S	427 East 44Th	3	2.00	1,302	1944	\$389,990	\$389,990	06/01/2009	129
S	3505 North Gaviota	3	2.00	1,315	1938	\$450,000	\$405,000	06/18/2009	247
S	3439 Gundry Ave.	2	1.00	1,570	1934	\$450,000	\$425,000	06/25/2009	13
S	3881 Gundry	3	2.00	1,328	1940	\$479,000	\$479,000	05/25/2009	28
S	1615 East Marshall	3	2.00	1,975	1940	\$479,000	\$479,000	06/15/2009	23
S	603 Avery	3	3.00	2,178	1979	\$495,000	\$500,000	06/14/2009	10
S	3608 Walnut	3	3.00	1,560	1936	\$539,000	\$530,000	06/16/2009	241
S	3513 Myrtle	4	3.00	2,658	1969	\$499,000	\$540,000	05/31/2009	51
S	3421 Olive	3	2.00	1,518	1997	\$579,900	\$550,000	11/19/2008	108
S	3751 Rose	3	2.00	2,000	1940	\$560,000	\$554,000	06/26/2009	12
S	3845 Olive	3	3.00	1,698	1941	\$629,900	\$595,000	06/19/2009	146
S	4212 Pacific	4	4.00	2,683	1925	\$889,000	\$850,000	06/04/2009	18