

Closed Sale Properties



Addr: 4700 Clair Del 515, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P669409
OP: \$79,900
LP: \$79,900 **SP:** \$85,000 **Apx SF:** 590
LD: 12/26/2008 **SD:** 03/04/2009 **\$/SF:** \$144.07
Beds: 1 **Bath To:** 1.00 **LotSF:** 1,367
YBl: 1969 **Prking:** **DOM:** 18
Elem: **Mid:** **High:**

Property Description: ***Condo In Gated Community*** Entry Into Living Room With Carpeted Floors, Wall Gas Furnace And Wall Air Conditioning Unit. Dining Area Off Of Living Room With Tiled Floors. Kitchen Off Of Dining Area With Tiled Floors, Sink, Disposal, Range & Vent Hood. Bedroom Off Of Living Room With Carpeted Floors, Mirrored Closet Slider & Ceiling Fan. Large Vanity Area Off Of Bedroom With Access To Full Bathroom. Slider Off Of Bedroom Opens Out To Private Concrete Patio. This Unit Has 1 Parking Space.



Addr: 3565 Linden 144, Long Beach **MLS #:** S08169704
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$155,000
LP: \$144,900 **SP:** \$150,000 **Apx SF:** 794
LD: 12/06/2008 **SD:** 03/24/2009 **\$/SF:** \$188.92
Beds: 2 **Bath To:** 2.00 **LotSF:** 3,920
YBl: 1973 **Prking:** **DOM:** 58
Elem: **Mid:** **High:**

Property Description: Bank Owned 2 Bedroom 2 Bath Condo. In Good Condition. Patio For Outdoor Enjoyment. Close To Freeways And Shopping. Fha Approved Complex.



Addr: 426 East Morningside Long Beach **MLS #:** P668866
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$165,000
LP: \$165,000 **SP:** \$175,000 **Apx SF:** 592
LD: 12/16/2008 **SD:** 03/01/2009 **\$/SF:** \$295.61
Beds: 2 **Bath To:** 1.00 **LotSF:** 4,500
YBl: 1926 **Prking:** Driveway **DOM:** 43
Elem: **Mid:** **High:**

Property Description: Bank Owned Property In Good Condition. Near Schools & Shopping. Newer Kitchen Cabinets & Tile Flooring. Large Yard With Ample Parking. Good For First Time Buyer .Priced To Sell. Seller Motivated .Call For More Details....Reo....

Closed Sale Properties



Addr: 912 East Silva Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R810698
OP: \$274,900
LP: \$274,900 **SP:** \$290,000 **Apx SF:** 1,041
LD: 12/10/2008 **SD:** 03/24/2009 **\$/SF:** \$278.58
Beds: 2 **Bath To:** 1.00 **LotSF:** 7,000
YBl: 1943 **Prking:** **DOM:** 70
Elem: Call **Mid:** School **High:** District

Property Description: Bank Owned. Sold For 489K In 2005. Beautiful Total Remodel On Xlnt Tree Lined Street. 2 Beds + Bonus Room, Granite Kitchen , Hardwood & Marble Floors, Copper Plumbing. Sliders To 16X24 Deck, 2 Car Attached Garage W/ Direct Access & Rollup Door, Huge Private Yard, 50X140 Lot. 1 Block To Elementary School, Walking Distance To 4 Parks. See Agent Remarks.



Addr: 3661 Country Club A, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P654637
OP: \$399,900
LP: \$289,900 **SP:** \$297,000 **Apx SF:** 1,423
LD: 09/04/2008 **SD:** 03/04/2009 **\$/SF:** \$208.71
Beds: 3 **Bath To:** 2.00 **LotSF:** 2,713
YBl: 1975 **Prking:** Garage Door Opener **DOM:** 175
Elem: Please **Mid:** Call **High:** to Confirm

Property Description: This Is An Incredible Value For This Inside Tract Location Nestled In The Heart Of Long Beach Within The Highly Sought After Country Club Gardens Development. This Beautiful End Unit Offers A Free-Flowing Floor-Plan With A Great Front Patio, A 2 Car Direct Access Garage, A Spacious Family Room With Cathedral Ceilings And A Brick Accented Fireplace, And The Formal Dining Room Is Beautifully Appointed With A Mirrored Accent Wall. The Secondary Bedrooms Are Located On The 2Nd Level Offering An Updated Bathroom, Tons Of Storage, And More The Master Suite Is Located On The 3Rd Level By Itself, And It S Absolutely Spectacular With Cathedral Ceilings, A Walk In Closet, And A Private Bath... It S A Must See The Grounds Are Stunning With Multiple Water Sources, A Spectacular Pool And Spa Area, And Tons Of Beautiful Landscape And Hardscape Throughout



Addr: 4257 Gaviota Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P663753
OP: \$399,000
LP: \$299,000 **SP:** \$300,000 **Apx SF:** 1,628
LD: 11/05/2008 **SD:** 03/11/2009 **\$/SF:** \$184.28
Beds: 4 **Bath To:** 2.00 **LotSF:** 6,200
YBl: 1942 **Prking:** **DOM:** 48
Elem: Longfellow **Mid:** Hughes **High:** check city

Property Description: Diamond In The Rough. Great Price For This 4 Bedroom - 2 Bath Corner Lot Home. Award Winning Longfellow Elementary And Hughes Middle School. Also Near Convenient Shopping And Neighborhood Parks.

Closed Sale Properties



Addr: 3761 Lemon Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P641698
OP: \$549,900
LP: \$367,500 **SP:** \$355,000 **Apx SF:** 1,337
LD: 06/11/2008 **SD:** 03/06/2009 **\$/SF:** \$265.52
Beds: 3 **Bath To:** 2.00 **LotSF:** 3,200
YBl: 1937 **Prking:** Driveway **DOM:** 238
Elem: **Mid:** **High:**

Property Description: Great Location/It'S On A 25 X 128 Lot/Has Patios And Security Gate/This Is A Very Nice Home With Lots Of New Paint Inside And Out/Has A Large Dining Room/Living Room With Beautiful Fireplace/Large Bedroom Downstairs With An Office Or Small Bedroom Also Downstairs/Large Master Bedroom Upstairs With A Bath/The Garage Has Been Extended And Is Deeper Than A Single Car Length/It Is A Cute House And Has Lots Of Character/Very Private Setting



Addr: 1315 East Luray Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P675856
OP: \$354,800
LP: \$354,800 **SP:** \$365,000 **Apx SF:** 1,414
LD: 02/14/2009 **SD:** 03/25/2009 **\$/SF:** \$258.13
Beds: 4 **Bath To:** 2.00 **LotSF:** 7,200
YBl: 1942 **Prking:** **DOM:** 7
Elem: **Mid:** **High:**

Property Description: Pool Home In Residential Tract. 3 Bedrooms Plus Den/Office (4Th Bedroom), 2 Full Baths. Property Features Hardwood Flooring, Tiled Kitchen Floors/Counters. 2 Car Detached Garage Plus 1 Carport. Central Heating. Good Sized Lot With Larger Pool In Rear. Seller Repairs In Progress To Include New Interior Paint, Partial Carpeting, New Stove, Vent Hood And Disposal And Some Plumnging/Electrical Repairs.



Addr: 4537 Gundry Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P670891
OP: \$374,900
LP: \$374,900 **SP:** \$375,000 **Apx SF:** 1,000
LD: 01/05/2009 **SD:** 02/27/2009 **\$/SF:** \$375.00
Beds: 3 **Bath To:** 1.00 **LotSF:** 6,660
YBl: 1944 **Prking:** Driveway **DOM:** 20
Elem: Longfellow **Mid:** Hughes **High:** check city

Property Description: Not A Short Sale Or Reo !!! Well Maintained Bixby Highlands Home. 3 Bedrooms, 1 Bathroom With Spa Tub. Spacious Kitchen With Plenty Of Counter Space And Storage. Cooper Plumbing. Central Air And Forced Air Heating System. Long Driveway Leading To A 2 Car Detacted Garage. Lot Size Approx 6,700 Sq.Ft.Room To Add-On. Awarding Winning Longfellow Elementary And Hughes Middle Schools.

Closed Sale Properties



Addr: 5021 Rose Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P604165
OP: \$569,000
LP: \$425,000 **SP:** \$380,000 **Apx SF:** 1,907
LD: 10/08/2007 **SD:** 03/10/2009 **\$/SF:** \$199.27
Beds: 4 **Bath To:** 2.00 **LotSF:** 6,810
YBl: 1942 **Prking:** Carport, Driveway **DOM:** 487
Elem: **Mid:** **High:**

Property Description: Beautiful Home...Move-In Condition...New Remodeled Kitchen, Refinished Hardwood Floors, New Custom Designer Paint In/Out, New Upgraded Carpeting, New Remodeled Bathrooms, Formal Dining Room, Very Bright & Cheery Familyroom/Sun Room, Den/4Th Bedroom, Amazing Home W/Great Floor Plan, Huge Master Suite W/Walkin Closet And Private Bathroom (Could Be Mother In-Law Quarters) Rv Access W/Lots Of Off Street Parking. Large Cemented Easy To Maintained Rear-Yard With Storage Shed.



Addr: 659 East Claiborne Long Beach **MLS #:** P676686
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$351,500
LP: \$351,500 **SP:** \$385,000 **Apx SF:** 1,662
LD: 02/21/2009 **SD:** 03/27/2009 **\$/SF:** \$231.65
Beds: 2 **Bath To:** 2.00 **LotSF:** 6,150
YBl: 1941 **Prking:** **DOM:** 7
Elem: **Mid:** **High:**

Property Description: Major Fixer Located In Bixby Knolls. Property Is A Traditional Home With Two Bedrooms, Two Bathrooms And A Detached Office/Family Room. The Home Features A Formal Dining And Living Room With Duel Fireplaces, Recently Remodeled Kitchen And Bathrooms. Hardfloors Throughout.



Addr: 3611 Lime Long Beach **MLS #:** S557378
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$425,000
LP: \$425,000 **SP:** \$435,000 **Apx SF:** 1,474
LD: 12/16/2008 **SD:** 03/27/2009 **\$/SF:** \$295.12
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,000
YBl: 1942 **Prking:** Driveway **DOM:** 102
Elem: **Mid:** **High:**

Property Description: Move In Ready Home With Beautiful Hardwood Floors, Up Dated Kit, Central Air Conditioning, Beautiful Yard With Total Privacy, Living Room Has Fireplace, Dining Room Built In Window Seat, All Bdrs Are Large, Tree Lined Street In Calif. Heights Close To Everything. This Is The Best Priced 3 Bdrs Home In Calif. Heights.

Closed Sale Properties



Addr: 647 West Terrylynn Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P671150
OP: \$499,900
LP: \$489,900 **SP:** \$485,000 **Apx SF:** 2,189
LD: 01/08/2009 **SD:** 03/27/2009 **\$/SF:** \$221.56
Beds: 3 **Bath To:** 3.00 **LotSF:** 3,250
YBl: 1974 **Prking:** **DOM:** 41
Elem: **Mid:** **High:**

Property Description: Absolutely Gorgeous Town Home Located In The Heart Of The Virginia Country Club. Over 2100 Square Feet Of Recent Upgrades In A Beautiful Flowing Layout Complete With An Indoor Fountain! The Remodeled Kitchen Has Granite Counters, Newer Cabinetry, Center Island And Pantry. Sears Voucher For Stainless Steel D/W And Stove Offered. Huge Master Suite Features A Cathedral Ceilings, Private Upper Loft Sitting Area, Gas Fireplace, Balcony, Offset Walk-In-Closet/Room With Wall To Wall Cabinetry. This In Addition To The Wall Length Closet Leading To The Master Suite Bathroom Complete With A Spa Tub And Stand Alone Shower. 2Nd Bedroom Has Its Own Bathroom As Well. 3Rd Bedroom Currently Used As An Executive Office/Library Complete With Custom Wall-To-Wall Wrap-Around Bookcase And Desk Area. Large Patio Complete With A Spa Makes This Beautiful Home Perfect For Entertaining Or Retreating Into Private Tranquility!



Addr: 3962 Walnut Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P671577
OP: \$479,000
LP: \$479,000 **SP:** \$505,000 **Apx SF:** 1,615
LD: 01/14/2009 **SD:** 03/03/2009 **\$/SF:** \$312.69
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,250
YBl: 1948 **Prking:** **DOM:** 42
Elem: **Mid:** **High:**

Property Description: This Beautiful Home Has Been Completely Remodeled To Reflect The Mid Century Architecture Of Its Time. As You Make Your Entrance Through The Front Door, You Are Greeted With Beautiful Oak Hardwood Floors. With A Spacious Bay Window Overlooking Your Beautifully Manicured Landscaped Front Lawn, You Can Relax By The Fireplace In The Living Room, Or Be Seated In The Formal Dining Room Nearby. The Updated Mid-Century Kitchen Includes Harlequin Linoleum Flooring, And A Cozy Breakfast Nook With Beautiful Southern Facing Sunrise Views. Full Laundry Room With An Oversized Pantry Area Add To The Charm Of This Home. Beautiful Front Lawn Landscaping, And In The Back Yard-An Oversized Covered Patio Awaits You And Your Guests By The Outdoor Brick Fireplace. The 2 Car Garage Includes A Separate Workshop Area.



Addr: 4015 North Virginia 3, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P650058
OP: \$568,000
LP: \$548,000 **SP:** \$515,000 **Apx SF:** 1,938
LD: 08/03/2008 **SD:** 03/10/2009 **\$/SF:** \$265.74
Beds: 2 **Bath To:** 3.00 **LotSF:** 2,871
YBl: 1978 **Prking:** **DOM:** 216
Elem: **Mid:** **High:**

Property Description: Stunning, Ultra Modern Twn Home In Prestigious Virginia Country Club. 1,938 Sq Ft, Completely Remodeled In 2004 . Living Area Has Dramatic Cathedral Ceilings With It'S New Skylight Filling The Space W/Wonderful Light As Well As Magnificent Polished Concrete Flrs. Over \$112K In Improvements. New Dual Paned Windows & Doors Thru Out . New Kitchen & All New Baths. Top Of The Line S/S Ge Appliances, Wine Cooler, Decora Cabinets W/Pull Out Pantries & Dramatic Quartz Counter Tops Thru Out. Expansive Living Rm Complete W/Fireplace & A Cozy Balcony. 330Sq Ft Tiled Deck Perfect For Entertaining Or Just Relaxing On A Quite Sunday Afternoon. Master Bedrm Is Very Large W/Custom Closets & Organizers. Master Bath Features Dual Vanities, Ultra Modern Quartz Counter Tops & A Beautiful Bath. Central Heat & A/C, Two Car-Attached Garage Accessed Thru Private Gated Drive. New Concrete Tile Roof. Lovely Tree-Lined Street & Exquisite Entry Complete W/ Tropical Plants. Walk To Golf Course.

Closed Sale Properties



Addr: 3752 Falcon Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S532365
OP: \$725,000
LP: \$629,000 **SP:** \$545,000 **Apx SF:** 1,797
LD: 05/12/2008 **SD:** 03/25/2009 **\$/SF:** \$303.28
Beds: 4 **Bath To:** 2.00 **LotSF:** 6,400
YBl: 1931 **Prking:** Driveway **DOM:** 138
Elem: **Mid:** **High:**

Property Description: Lovely Spanish Home With Original Tile Accents And Throughout. Located In Historic District Of California Heights, This Two Story Home Has Recently Refurbished Hardwood Floors And Old World Charm! The Wrought Iron Staircase, Tile Staircase Flooring With Inlaid Handiwork And Vintage Fireplace Are Stunning. Home Includes Refrigerator, Washer And Dryer.



Addr: 3513 Myrtle Long Beach **MLS #:** P666666
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$650,000
LP: \$599,000 **SP:** \$599,000 **Apx SF:** 2,658
LD: 12/01/2008 **SD:** 03/19/2009 **\$/SF:** \$225.36
Beds: 4 **Bath To:** 3.00 **LotSF:** 4,445
YBl: 1969 **Prking:** **DOM:** 108
Elem: **Mid:** **High:**

Property Description:



Addr: 4029 East Elm Long Beach **MLS #:** P671636
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$659,000
LP: \$659,000 **SP:** \$640,000 **Apx SF:** 2,943
LD: 01/12/2009 **SD:** 03/17/2009 **\$/SF:** \$217.47
Beds: 4 **Bath To:** 3.00 **LotSF:** 10,800
YBl: 1951 **Prking:** **DOM:** 68
Elem: Hughes **Mid:** Long Fellow **High:** Poly

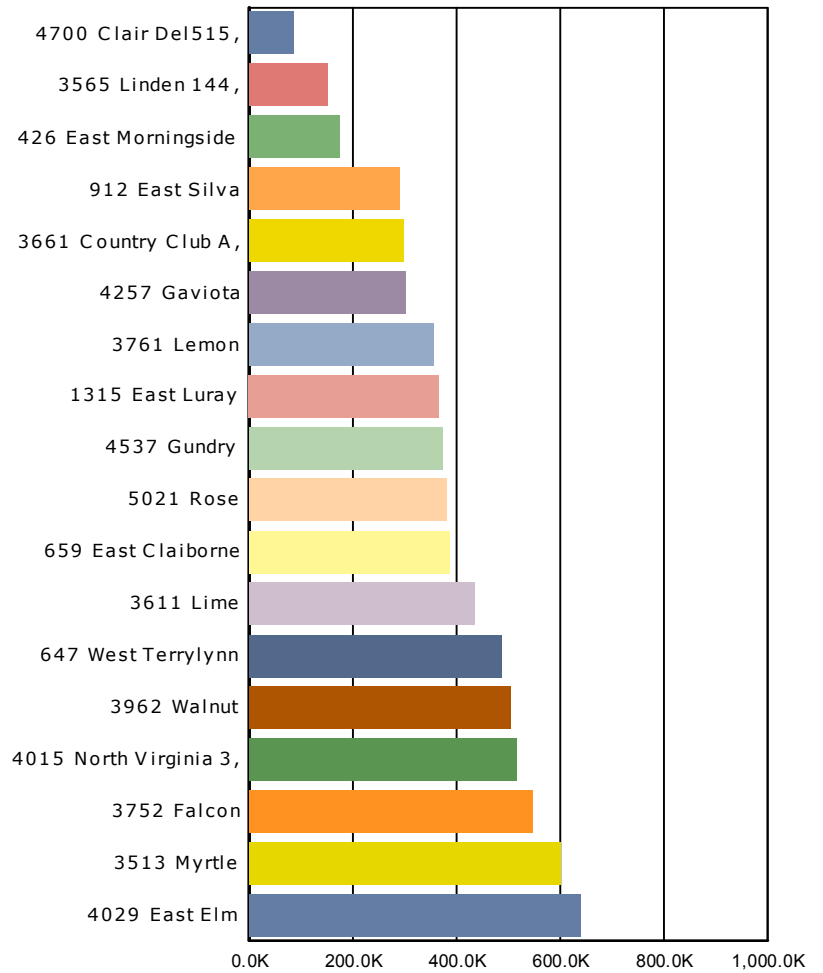
Property Description: Bank Owned Beauty!!! Wonderful Home On A Huge 10,800 Sq. Ft. Lot On Tranquil Tree Lined Avenue In Friendly Bixby Knolls. Everything About This 4Bd 2.75 Ba Home Is Impressive! In The Nearly 3,000 Sq Ft Of Living Space You Will Find A Foyer, Skylights, A Sunny Atrium, And Lots Of Windows With Plantation Shutters, An Elegant Marble Fireplace In The Formal Living Room, Gleaming Hardwood Floors That Flow Into The Gorgeous Chandeliered Dining Room, A Large Open Kitchen W/A Huge Butcher Block Island, Stainless Steel Gas Stove, Italian Tile Flooring Leading Down To The Large Family Room W/Cozy Brick Fire Place. Oversized Doors Lead To The Massive & Amazing Park-Like Back Yard Setting, Mature Trees And Rod Iron Gated For Privacy, Super 6-Seater Cal Spa Jacuzzi W/Gazebo, Built In L-Shaped Custom Bar For Entertaining, W/3Rd Fire Place, Plus Tiled Lanai, And Stunningly Sun Beams Slip Thru Large Patio Awning, Topped Off By Custom Pavers Leading To Your Oversized 2 Car Garage With Tons Of Storage!

Date: 7/12/2009

CMA Pro Report

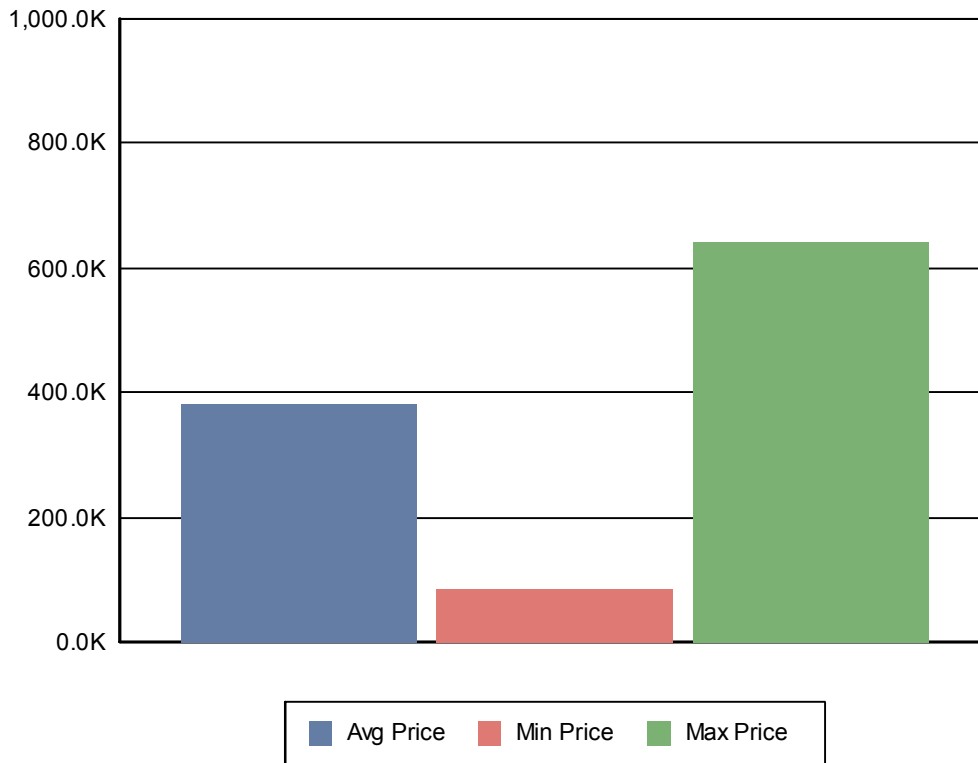
Closed Sale Properties

Total # of Listings	18
Lowest Price	\$85,000
Highest Price	\$640,000
Average Price	\$382,278
Avg. Price/SqFt	\$248.39
Avg DOM	105



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$85,000	\$640,000	\$382,278	\$248.39
Totals / Averages	\$85,000	\$640,000	\$382,278	\$248.39

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
4700 Clair Del 515, Long Beach	\$79,900	\$85,000	18	%6.38	\$144.07
3565 Linden 144, Long Beach	\$144,900	\$150,000	58	%3.52	\$188.92
426 East Morningside Long Beach	\$165,000	\$175,000	43	%6.06	\$295.61
912 East Silva Long Beach	\$274,900	\$290,000	70	%5.49	\$278.58
3661 Country Club A, Long Beach	\$289,900	\$297,000	175	%2.45	\$208.71
4257 Gaviota Long Beach	\$299,000	\$300,000	48	%0.33	\$184.28
3761 Lemon Long Beach	\$367,500	\$355,000	238	-%3.40	\$265.52
1315 East Luray Long Beach	\$354,800	\$365,000	7	%2.87	\$258.13
4537 Gundry Long Beach	\$374,900	\$375,000	20	%0.03	\$375.00
5021 Rose Long Beach	\$425,000	\$380,000	487	-%10.59	\$199.27
659 East Claiborne Long Beach	\$351,500	\$385,000	7	%9.53	\$231.65
3611 Lime Long Beach	\$425,000	\$435,000	102	%2.35	\$295.12
647 West Terrylynn Long Beach	\$489,900	\$485,000	41	-%1.00	\$221.56
3962 Walnut Long Beach	\$479,000	\$505,000	42	%5.43	\$312.69
4015 North Virginia 3, Long Beach	\$548,000	\$515,000	216	-%6.02	\$265.74
3752 Falcon Long Beach	\$629,000	\$545,000	138	-%13.35	\$303.28
3513 Myrtle Long Beach	\$599,000	\$599,000	108	%0.00	\$225.36
4029 East Elm Long Beach	\$659,000	\$640,000	68	-%2.88	\$217.47
Total Averages	\$386,456	\$382,278	105	%0.40	\$248.39

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 515	1	1.00	590	1969	\$79,900	\$85,000	03/04/2009	18
S	3565 Linden 144	2	2.00	794	1973	\$144,900	\$150,000	03/24/2009	58
S	426 East Morningside	2	1.00	592	1926	\$165,000	\$175,000	03/01/2009	43
S	912 East Silva	2	1.00	1,041	1943	\$274,900	\$290,000	03/24/2009	70
S	3661 Country Club A	3	2.00	1,423	1975	\$289,900	\$297,000	03/04/2009	175
S	4257 Gaviota	4	2.00	1,628	1942	\$299,000	\$300,000	03/11/2009	48
S	3761 Lemon	3	2.00	1,337	1937	\$367,500	\$355,000	03/06/2009	238
S	1315 East Luray	4	2.00	1,414	1942	\$354,800	\$365,000	03/25/2009	7
S	4537 Gundry	3	1.00	1,000	1944	\$374,900	\$375,000	02/27/2009	20
S	5021 Rose	4	2.00	1,907	1942	\$425,000	\$380,000	03/10/2009	487
S	659 East Claiborne	2	2.00	1,662	1941	\$351,500	\$385,000	03/27/2009	7
S	3611 Lime	3	2.00	1,474	1942	\$425,000	\$435,000	03/27/2009	102
S	647 West Terrylynn	3	3.00	2,189	1974	\$489,900	\$485,000	03/27/2009	41
S	3962 Walnut	3	2.00	1,615	1948	\$479,000	\$505,000	03/03/2009	42
S	4015 North Virginia 3	2	3.00	1,938	1978	\$548,000	\$515,000	03/10/2009	216
S	3752 Falcon	4	2.00	1,797	1931	\$629,000	\$545,000	03/25/2009	138
S	3513 Myrtle	4	3.00	2,658	1969	\$599,000	\$599,000	03/19/2009	108
S	4029 East Elm	4	3.00	2,943	1951	\$659,000	\$640,000	03/17/2009	68