

Closed Sale Properties



Addr: 3565 Linden 156, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P697397
OP: \$106,000
LP: \$106,000 **SP:** \$110,000 **Apx SF:** 660
LD: 07/30/2009 **SD:** 11/03/2009 **\$/SF:** \$166.67
Beds: 1 **Bath To:** 1.00 **LotSF:** 392
YBl: 1973 **Prking:** Subterranean **DOM:** 63
Elem: **Mid:** **High:**

Property Description: ***Chateau Thierry Condo*** This 1 Bedroom, 1 Bathroom Condo Features Include: Living Room With Dining Area, Wall A/C, Kitchen With Stainless Steel Sink, Disposal, Fridge, Dishwasher & Range, Private Balcony. Hurry... This One Won'T Last!!!



Addr: 3565 Linden 361, Long Beach **MLS #:** P704468
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$111,900
LP: \$111,900 **SP:** \$113,000 **Apx SF:** 602
LD: 09/24/2009 **SD:** 11/18/2009 **\$/SF:** \$187.71
Beds: 1 **Bath To:** 1.00 **LotSF:** 392
YBl: 1973 **Prking:** Subterranean **DOM:** 57
Elem: **Mid:** **High:**

Property Description: Corporate Owned Top Floor Two Story One Bedroom With A Loft. Great Area Of Bixby Knolls Close To Shopping And Resturants. New Paint/Carpet/Bath Fixtures To Be Completed This Week.



Addr: 3565 Linden 225, Long Beach **MLS #:** 09383373
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$129,900
LP: \$116,900 **SP:** \$118,000 **Apx SF:** 650
LD: 07/09/2009 **SD:** 11/20/2009 **\$/SF:** \$181.54
Beds: 1 **Bath To:** 1.00 **LotSF:** 0
YBl: 1973 **Prking:** Subterranean **DOM:** 45
Elem: **Mid:** **High:**

Property Description: ***Bom***Corporate Owned Condo!***Perfect For First Time Buyers. Conveniently Located. Priced To Sell. It Shows A Lot Potential With A Few Upgrades Needed. Being Sold As-Is. Submit All Offers With Proof Of Funds, Ficos And Pre-Approval (Not Pre-Qual) From Lender. Subject To Pending Cancellation Of Escrow. Easy To Show. Call L/O For Lockbox Combo.



Addr: 3500 Elm 11, Long Beach **MLS #:** P709202
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$139,900
LP: \$139,900 **SP:** \$135,000 **Apx SF:** 783
LD: 10/30/2009 **SD:** 11/30/2009 **\$/SF:** \$172.41
Beds: 2 **Bath To:** 2.00 **LotSF:** 853
YBl: 1968 **Prking:** Subterranean **DOM:** 31
Elem: **Mid:** **High:**

Property Description: Bank Repo!!! Fantastic Buy On This 2 Br 2 Ba Lower Unit Condo Located In An Interior Location Of A Gated Complex. Fresh Paint And New Carpet. Spacious Living Room, Bright Kitchen With Tiled Floors, Eating Area With Ceiling Fan, Bathroom With Tiled Floors And Updated Vanity. Super Motivated Seller! Submit!!!

Closed Sale Properties



Addr: 4935 Locust Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** Y904183
OP: \$199,900
LP: \$172,900 **SP:** \$169,000 **Apx SF:** 1,242
LD: 08/27/2009 **SD:** 10/29/2009 **\$/SF:** \$136.07
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,088
YBl: 1944 **Prking:** Driveway **DOM:** 49
Elem: **Mid:** **High:**

Property Description: 2 Good Sized Bedrooms, 1 Bath Home With Large Living Room & Huge Front Yard On A Great Sized Lot.



Addr: 4110 Elm 206, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** 09396355
OP: \$154,900
LP: \$148,800 **SP:** \$180,000 **Apx SF:** 866
LD: 09/03/2009 **SD:** 11/12/2009 **\$/SF:** \$207.85
Beds: 2 **Bath To:** 2.00 **LotSF:** 0
YBl: 1976 **Prking:** **DOM:** 32
Elem: **Mid:** **High:**

Property Description: Bank Owned!!! Great Corner Unit In Desirable Bixby Knolls. This Great Unit Welcome You To A Large Living Room And Dining Area With A Large Patio. Nice Kitten With Granite Counter Tops And Wood Cabinets. Tile Floor In Kitchen And Bathrooms. 2 Bedrooms 2 Bath. Mater Bedroom With Its Own Bath And Walk In Closet And Patio Off Master Bedroom.



Addr: 3933 North Virginia 205, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P706438
OP: \$279,000
LP: \$279,000 **SP:** \$264,000 **Apx SF:** 1,337
LD: 10/09/2009 **SD:** 11/18/2009 **\$/SF:** \$197.46
Beds: 2 **Bath To:** 2.00 **LotSF:** 1,459
YBl: 1974 **Prking:** **DOM:** 13
Elem: **Mid:** **High:**

Property Description: ***Los Cerritos Condo*** This 2 Bedroom 1.75 Los Cerritos Condo Features Include: Linoleum Entry With Coat Closet; Large Living Room With Glass Slider That Opens Out To A Private Balcony; Dining Area With Additional Glass Slider Out To Balcony; Kitchen With Tile Countertops, Range, Microwave/Vent Hood Combo, Refrigerator, Sink, Disposal & Dishwasher; Master Suite Has Built-In Dresser, Walk-In Closet And Private Full Bath (Washer & Dryer Hookups In Master Bathroom, May Be Unpermitted). This Complex Features Include: Pool & Courtyard. This Property Is A Must See! Don'T Miss Out!!!

Closed Sale Properties



Addr: 3721 Country Club 16, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P704745
OP: \$335,000
LP: \$335,000 **SP:** \$300,000 **Apx SF:** 1,120
LD: 09/25/2009 **SD:** 11/24/2009 **\$/SF:** \$267.86
Beds: 3 **Bath To:** 2.00 **LotSF:** 0
YBl: 1974 **Prking:** Garage Door Opener, **DOM:** 49
Elem: **Mid:** **High:**

Property Description: Super Clean 3 Bedrooms 2 Baths Large Living Room With Dinning Room, Tv Alcove, Master Bedroom And Bath, Plenty Of Storage And Full Size Private Two Car Garage In The Prestigious Country Club Villas. Featuring Community Pool, Spa, Tennis Courts, Club House With Pool Table, Ping Pong Table, Kitchen And Gym With Showers And Sauna. All In A Park Like Setting With Babbling Brooks And Wonderful Landscaping. The Complex Is Next To A Large Park Also With Tennis Courts And Childrens Play Area (And Summer Concerts) And Close To Virginia Country Club, Golf Courses, Distinguished Elementary School And Lots Of Nice Restaurants And Shopping. Hoa Includes Cable Tv, Trash, Hot Water, Full Time Gardener/Maintenance And Insurance.



Addr: 3707 Country Club 6, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P699801
OP: \$314,900
LP: \$314,900 **SP:** \$305,000 **Apx SF:** 1,120
LD: 08/18/2009 **SD:** 11/13/2009 **\$/SF:** \$272.32
Beds: 3 **Bath To:** 2.00 **LotSF:** 2,396
YBl: 1974 **Prking:** Street, Guest **DOM:** 59
Elem: Buyer to Verify **Mid:** Buyer to Verify **High:** Buyer to Verify

Property Description: This Beautiful Condo Has Been Meticulously Maintained By The Original Owner. Immaculate. Master Bedroom Is Truly A Master Suite With Master Bathroom, Enormous Closets Professionally Designed And A Private Sitting Area With Tree Top Views. Simply Lovely. The Two Secondary Bedrooms Are Generous Sizes With More Than Ample Closets Also Professionally Designed. Laundry Hook-Up Are In The Hallway Across From The Enormous Linen Closets. The Kitchen Has Been Tastefully Upgraded With A Spacious Pantry And More Cabinets Than You'LI Ever Use! Central Heating And Air Conditioning Was Installed In July 2009 -- New! Dual Pane Windows Throughout. Country Club Villa Grounds Are Beautifully Maintained. Residents Do Have Access To The Full Service (Full Kitchen, Restrooms, Fireplace)Club House, Tennis Courts (North/South), Pool And Spa. All This And A Two Car Garage With Florescent Lighting. This Is A Wonderful Place To Call Home. Priced To Sell Today!!!



Addr: 4825 Gundry Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S09087144
OP: \$287,800
LP: \$287,800 **SP:** \$315,000 **Apx SF:** 1,034
LD: 08/11/2009 **SD:** 11/04/2009 **\$/SF:** \$304.64
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,350
YBl: 1942 **Prking:** **DOM:** 15
Elem: **Mid:** **High:**

Property Description: Beautiful 3 Bedroom, 1 Bath Home. 2 Car Garage Detached. Flowing Floorplan. Nice Kitchen. Great Spacious Backyard. Cosmetic Repairs Have Been Approved And Will Be Completed. No Warranties Expressed Or Implied. Buyer And Buyer'S Agent To Satisfy Themselves As To The Legality With Any Alterations And Modifications That May Have Been Made Without Seller Knowledge.

Date: 12/25/2009

CMA Pro Report

Closed Sale Properties



Addr: 510 East 46Th Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S595483
OP: \$330,000
LP: \$330,000 **SP:** \$330,000 **Apx SF:** 1,438
LD: 11/09/2009 **SD:** 11/20/2009 **\$/SF:** \$229.49
Beds: 4 **Bath To:** 2.00 **LotSF:** 5,520
YBl: 1945 **Prking:** **DOM:** 0
Elem: **Mid:** **High:**

Property Description: Bank Owned. Property Needs Work, Currently Being Used As A Muti Tenant Rental Property.



Addr: 4168 Gardenia Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R904191
OP: \$335,000
LP: \$335,000 **SP:** \$358,000 **Apx SF:** 1,044
LD: 07/02/2009 **SD:** 11/20/2009 **\$/SF:** \$342.91
Beds: 3 **Bath To:** 1.00 **LotSF:** 7,700
YBl: 1943 **Prking:** **DOM:** 14
Elem: **Mid:** **High:**

Property Description: Great Single Family Starter Home With Tons Of Potential! Spacious Single Story Home With Three Bedrooms And One Bathroom On A Nice Large Lot Located In A Well Established Neighborhood. This Property Has A Great Floor Plan And Is In A Desirable Location So Don T Miss Your Opportunity To Start Building Your Real Estate Portfolio Today!



Addr: 4819 Walnut Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P703520
OP: \$369,900
LP: \$369,900 **SP:** \$360,000 **Apx SF:** 1,182
LD: 09/11/2009 **SD:** 11/03/2009 **\$/SF:** \$304.57
Beds: 2 **Bath To:** 2.00 **LotSF:** 5,350
YBl: 1942 **Prking:** **DOM:** 8
Elem: **Mid:** **High:**

Property Description: Beautiful Ridgewood Heights Home. 2 Bedroom - 1.75 Bath. Huge Master Bedroom With Three Closets And Remodeled Bathroom. Goregous Remodeled Kitchen With Granite Counter Tops With Center Island. Refinished Hardwood Floors. Central Air And Forced Air Heating System. Dual Pane Windows Throughout. Newer Composition Roof. New Landscaping With Sprinkler System On Timer. Long Driveway Leading To A 2 Car Detached Garage With Automatic Door Opener. Move In Condition.

Closed Sale Properties



Addr: 4720 Brayton Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P702829
OP: \$395,000
LP: \$395,000 **SP:** \$385,000 **Apx SF:** 910
LD: 09/10/2009 **SD:** 11/25/2009 **\$/SF:** \$423.08
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,450
YBl: 1942 **Prking:** **DOM:** 53
Elem: **Mid:** **High:**

Property Description: A Slice Of Paradise! This Classic 1940'S Home Is Truly A Jewel. If You'Ve Been Looking For A Piece Of Paradise... You'Re Just Found It! Enter Thru The Unique Hardscaping Into A Light Filled Living Room With Gleaming Hardwood Flooring. The Living Room Expands Into The Large Open Kitchen Complete With Custom Granite Counter Tops And Views To The Tropical Back Yard From Both The Kitchen And Dining Area. The Home Includes A Large Master Bedroom And Is Complete With Central Heat And Air. When You Step Into The Very Large, Private Backyard You Will Know That You'Re Arrived In Your Very Special Private Retreat. The Lush Grounds Host A Variety Of Trees Including 2 Varieties Of Grapefruit, Lime, Banana, Loquat, Avocado And Plumeria. A Gas Fire Pit And Fountain Add To The Private Retreat. Don'T Miss Out On Viewing This Very Special Home.



Addr: 5114 Gardenia Long Beach **MLS #:** P683483
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$464,900
LP: \$450,000 **SP:** \$435,000 **Apx SF:** 2,935
LD: 04/13/2009 **SD:** 11/24/2009 **\$/SF:** \$148.21
Beds: 6 **Bath To:** 5.00 **LotSF:** 8,100
YBl: 1942 **Prking:** **DOM:** 111
Elem: **Mid:** **High:**

Property Description: Fabulous Large Pool Home With Almost 3000 Square Feet Of Living Space On A Spectacular 8100 Square Foot Lot! This Bank Owned Beauty Has Fantastic Potential, Needs Minor Cosmetic Work And At This Incredible Price You Can Afford To Add Your Own Style To This Potentially Stunning Home. This Home Has A Separate Permitted Pool Room With Its Own Bathroom Perfect For Entertaining. This Home Also Features An Upstairs With Two Bedrooms, Enclosed Deck And Bathroom With Its Own Separate Entrance From Outside.



Addr: 3854 Cedar Long Beach **MLS #:** P701723
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$525,000
LP: \$525,000 **SP:** \$519,000 **Apx SF:** 1,278
LD: 09/02/2009 **SD:** 11/17/2009 **\$/SF:** \$406.10
Beds: 2 **Bath To:** 2.00 **LotSF:** 7,150
YBl: 1930 **Prking:** Garage Door Opener **DOM:** 77
Elem: **Mid:** **High:**

Property Description: Standard Sale: Needs Tlc: Sold As Is In Its Present Physical Conditions. Seller'S Choice Of All Services.. Located In The Beautiful Area Of Los Cerritos, Walking Distance To Country Club Drive And Virginia Country Club. 'Spanish' With A Lot Of Its Original Charm. Walking Up To The Front Door You Will Enter Into A Courtyard, 2 Bedrooms And 1 Bath. 2 Car Garages, Garage With Wash Room Added On And Permitted In 1947. Large Living With Fireplace And Barreled Ceiling, Formal Dining Room With Door Leading To The Backyard, Large Kitchen With Lots Of Cabinets And Counter Space. Nice Size Backyard With Damaged Patio Area. This Home Just Recently Was Painted Inside, Old Carpet Removed, Structural Work Completed, Roof Repaired, Electrical Repairs And Plumbing Repairs Completed.

Closed Sale Properties



Addr: 3432 Locust Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P697250
OP: \$546,900
LP: \$546,900 **SP:** \$525,000 **Apx SF:** 2,628
LD: 07/29/2009 **SD:** 11/17/2009 **\$/SF:** \$199.77
Beds: 5 **Bath To:** 4.00 **LotSF:** 8,442
YBl: 1995 **Prking:** **DOM:** 30
Elem: **Mid:** **High:**

Property Description: Needs A Little Tlc But Hurry... This 5 Bedroom, 4 Bath Home In Los Cerritos Area Is Priced Accordingly!! Close To 405 And 710 Freeways. Features Fireplace At Living Room Entrance, 2-Car Attached Garage With Access Has Been Converted To Addl Bedroom Without Permits. The Huge Family Room At Rear Has Had An Additional Kitchen Added; Home Probably Was Used As Two-Units Or Extended Family Use.



Addr: 222 East Randolph Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P687026
OP: \$635,000
LP: \$575,000 **SP:** \$525,000 **Apx SF:** 2,268
LD: 05/07/2009 **SD:** 11/06/2009 **\$/SF:** \$231.48
Beds: 3 **Bath To:** 2.00 **LotSF:** 3,973
YBl: 1964 **Prking:** **DOM:** 199
Elem: Los Cerritos **Mid:** Hughes **High:**

Property Description: Spacious Residential Home In Prime Los Cerritos Location With Close Proximity To Shopping And Freeways. Rare Opportunity To Own One Of Five Private Homes Surrounding Immaculate Grounds And Swimming Pool With Adjacent Pool House. This Low Maintenance Property Has Been Enjoyed For Approximately 40 Years By Previous Owners. Great Curb Appeal And Lovely Entry Way Lead To A Comfortable And Spacious Interior. Charming Views Of Rear Grounds Are Seen From Living Room Dining Room And Breakfast Area. Forced Air Heating And Air Conditioning, Abundant Storage Throughout, Private Patios, 2 Car Attached Garage, Barbecue Area, And Marble Fireplace Are Some Of The Many Amenities Offered By This Property.



Addr: 3641 Myrtle Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P705047
OP: \$549,000
LP: \$549,000 **SP:** \$545,000 **Apx SF:** 1,232
LD: 09/28/2009 **SD:** 11/04/2009 **\$/SF:** \$442.37
Beds: 3 **Bath To:** 1.00 **LotSF:** 6,750
YBl: 1925 **Prking:** Driveway **DOM:** 23
Elem: Longfellow **Mid:** Hughes **High:** Poly

Property Description: Spectacular Spanish Home In Highly Desired Cal Heights Neighborhood. All Of The Charm And Character Of A 1924-1925 Spanish Style Including: Hardwood Floors, Coved Ceilings, Arched Hallways, Built-Ins, And More. Kitchen Features New Tiled Floors And Stainless Steel Appliances. Full Bath With New Tiled Floors And Large Vanity. Large Formal Dining Room With Arched Windows And Built-In China Cabinet/ Shelving. Central Air-Conditioning, All New Electrical And Updated Plumbing Throughout. Exterior Has Been Recently Painted With Stucco Updates And New Block Wall. Oversized Lot With Drought Tolerant, Ca Native Landscaping. Room For Pool Or Deck In Backyard. Garage Has Added 3/4 Bath Off Laundry Room. Great Neighborhood Walking Distance To Acclaimed Longfellow Elementary. Classic Spanish Style.

Closed Sale Properties



Addr: 3901 Myrtle Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P705394
OP: \$699,900
LP: \$699,900 **SP:** \$699,900 **Apx SF:** 2,217
LD: 09/28/2009 **SD:** 11/03/2009 **\$/SF:** \$315.70
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,134
YBl: 1941 **Prking:** **DOM:** 28
Elem: **Mid:** **High:**

Property Description: Charming Bixby Knolls Two Story Colonial Home Located On The Beautiful Tree-Lined Myrtle Avenue. This 3 Bed/2 Bath Has An Extremely Well Laid Out Floor Plan For Convenience And Beauty. It Features Two Bedrooms Upstairs, One Being The Master Which Has A Sunroom, And His And Her Dressing Area'S Including Built-In Shelves And Storage. The 3Rd Bedroom Is Located On The First Floor At The Back Of The Home With A French Door Opening To The Patio & Large Private Back Yard. Formal Entry, Rich Hardwood Floors, Large Living Room With A Wood Burning Fireplace, Bay Windows, And A Formal Dinning Room Make This Delightful Home Is A Must See.



Addr: 1126 East Amelia Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P676269
OP: \$769,000
LP: \$769,000 **SP:** \$745,000 **Apx SF:** 2,249
LD: 02/18/2009 **SD:** 11/23/2009 **\$/SF:** \$331.26
Beds: 2 **Bath To:** 3.00 **LotSF:** 10,800
YBl: 1948 **Prking:** **DOM:** 244
Elem: Longfellow **Mid:** Hughes **High:** Poly

Property Description: Stunning Custom Traditional Home Situated On An Oversized Lot In Beautiful Bixby Knolls. This Home Of Nearly 2,250 Sq.Ft. Has It All! Formal Living Room W/Bay Window. Formal Dining Room W/Huge Picture Window. Large Family Room W/Peg & Groove Hardwood Flooring And Brick Fireplace. Large Remodeled Vintage-Style Kitchen W/Stainless Appliances Including Dishwasher, 5-Burner Gas Stove & Double Oven. Breakfast Nook W/Walk-In Pantry. Separate Laundry Room & Half-Bath. Master Suite W/California Closet & Built-In Cabinetry. Dressing Room W/Built-In Vanity. Master Bath W/Tile Flooring, Wainscot & Shower Surround. Hallway Bath In Beautiful Vintage Condition. Huge, Landscaped Rear Gardens W/Ample Room For Pool Or House Addition. Covered Porch W/Slate Floor, Ceiling Fan, Recessed Light & Extended Patio Cover Create A Delightful Entertaining Area Overlooking The Open And Spacious Yard.



Addr: 540 West Mesa Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R904034
OP: \$1,400,000
LP: \$1,395,000 **SP:** \$1,250,000 **Apx SF:** 3,274
LD: 06/24/2009 **SD:** 11/13/2009 **\$/SF:** \$381.80
Beds: 5 **Bath To:** 5.00 **LotSF:** 11,221
YBl: 1951 **Prking:** **DOM:** 147
Elem: Los Cerritos **Mid:** Hughes **High:** Poly

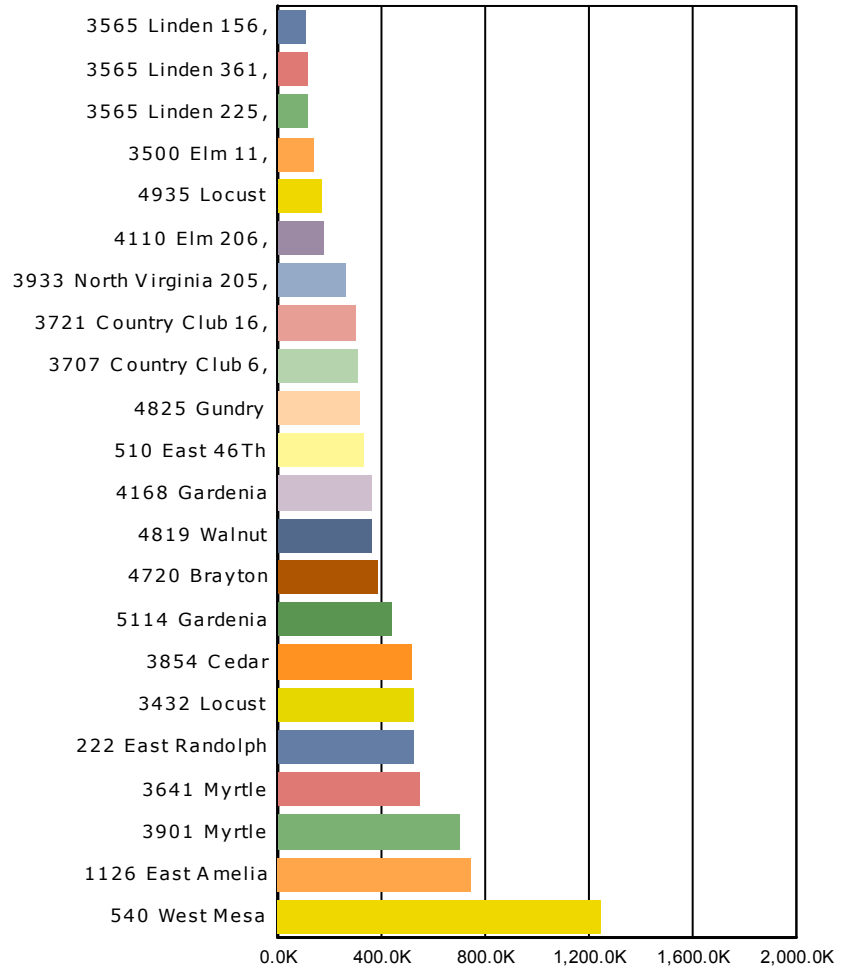
Property Description: This Cape Code Is Located In A Quiet And Beautiful Cul-De-Sac Within The Virginia Country Club. The 5 Bedroom, 5 Bath Pool And Spa Home Is Immaculate. There Are 3 Master Bedroom Suites-2 Down And 1 Up. Fire Places Enhance The Living Room And Cozy Family Room. Planked Wood Floors In Much Of The House, Recessed Lighting, 'Piano' Finish On The Plantation Shutters, Dining Area Overlooking Expansive Pool And Spa, Yard, Fountain, And Patios. Upstairs Sitting Room And 3 Bedrooms With A Bedroom/Office. The Garage Is Finished With An Off Garage Work Room. The Gourmet Kitchen Has Honed Travertine Floors, Granite Counters, 4 Burner Vicking Professional Gas Cook Top And Gas Convection Oven. The Refrigerator Is A Ge Monogram And A Quiet Boech Dishwasher. Also The Kids Will Enjoy The Kitchen Window Seat While Mom Uses The Pantry And Island Table. Each Bedroom And Bath Is Unique In Its Coloring And Interior Decor. This House Truly Shows Like A Fine Model. You Will Be 'Wowed' By The Interior Beauty.

Date: 12/25/2009

CMA Pro Report

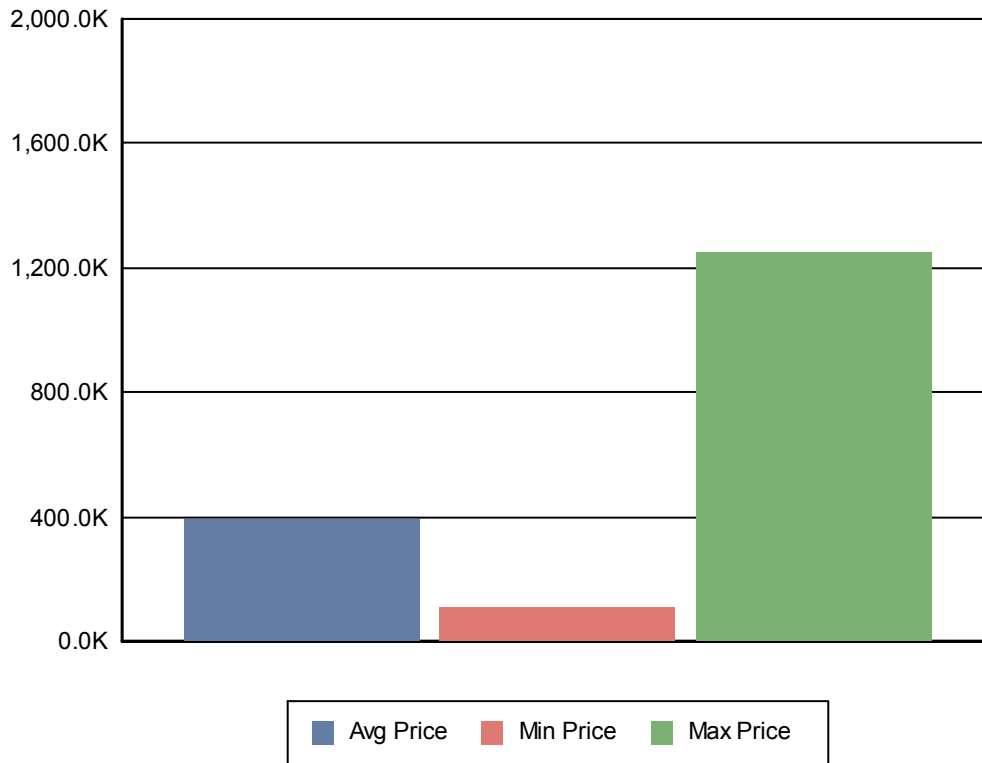
Closed Sale Properties

Total # of Listings	22
Lowest Price	\$110,000
Highest Price	\$1,250,000
Average Price	\$394,814
Avg. Price/SqFt	\$265.97
Avg DOM	61



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$110,000	\$1,250,000	\$394,814	\$265.97
Totals / Averages	\$110,000	\$1,250,000	\$394,814	\$265.97

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3565 Linden 156, Long Beach	\$106,000	\$110,000	63	%3.77	\$166.67
3565 Linden 361, Long Beach	\$111,900	\$113,000	57	%0.98	\$187.71
3565 Linden 225, Long Beach	\$116,900	\$118,000	45	%0.94	\$181.54
3500 Elm 11, Long Beach	\$139,900	\$135,000	31	-%3.50	\$172.41
4935 Locust Long Beach	\$172,900	\$169,000	49	-%2.26	\$136.07
4110 Elm 206, Long Beach	\$148,800	\$180,000	32	%20.97	\$207.85
3933 North Virginia 205, Long Beach	\$279,000	\$264,000	13	-%5.38	\$197.46
3721 Country Club 16, Long Beach	\$335,000	\$300,000	49	-%10.45	\$267.86
3707 Country Club 6, Long Beach	\$314,900	\$305,000	59	-%3.14	\$272.32
4825 Gundry Long Beach	\$287,800	\$315,000	15	%9.45	\$304.64
510 East 46Th Long Beach	\$330,000	\$330,000	0	%0.00	\$229.49
4168 Gardenia Long Beach	\$335,000	\$358,000	14	%6.87	\$342.91
4819 Walnut Long Beach	\$369,900	\$360,000	8	-%2.68	\$304.57
4720 Brayton Long Beach	\$395,000	\$385,000	53	-%2.53	\$423.08
5114 Gardenia Long Beach	\$450,000	\$435,000	111	-%3.33	\$148.21
3854 Cedar Long Beach	\$525,000	\$519,000	77	-%1.14	\$406.10
3432 Locust Long Beach	\$546,900	\$525,000	30	-%4.00	\$199.77
222 East Randolph Long Beach	\$575,000	\$525,000	199	-%8.70	\$231.48
3641 Myrtle Long Beach	\$549,000	\$545,000	23	-%0.73	\$442.37

Date: 12/25/2009

CMA Pro Report

3901 Myrtle Long Beach	\$699,900	\$699,900	28	%0.00	\$315.70
1126 East Amelia Long Beach	\$769,000	\$745,000	244	-%3.12	\$331.26
540 West Mesa Long Beach	\$1,395,000	\$1,250,000	147	-%10.39	\$381.80
Total Averages	\$406,945	\$394,814	61	%-0.84	\$265.97

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	3565 Linden 156	1	1.00	660	1973	\$106,000	\$110,000	11/03/2009	63
S	3565 Linden 361	1	1.00	602	1973	\$111,900	\$113,000	11/18/2009	57
S	3565 Linden 225	1	1.00	650	1973	\$116,900	\$118,000	11/20/2009	45
S	3500 Elm 11	2	2.00	783	1968	\$139,900	\$135,000	11/30/2009	31
S	4935 Locust	2	1.00	1,242	1944	\$172,900	\$169,000	10/29/2009	49
S	4110 Elm 206	2	2.00	866	1976	\$148,800	\$180,000	11/12/2009	32
S	3933 North Virginia 205	2	2.00	1,337	1974	\$279,000	\$264,000	11/18/2009	13
S	3721 Country Club 16	3	2.00	1,120	1974	\$335,000	\$300,000	11/24/2009	49
S	3707 Country Club 6	3	2.00	1,120	1974	\$314,900	\$305,000	11/13/2009	59
S	4825 Gundry	3	1.00	1,034	1942	\$287,800	\$315,000	11/04/2009	15
S	510 East 46Th	4	2.00	1,438	1945	\$330,000	\$330,000	11/20/2009	0
S	4168 Gardenia	3	1.00	1,044	1943	\$335,000	\$358,000	11/20/2009	14
S	4819 Walnut	2	2.00	1,182	1942	\$369,900	\$360,000	11/03/2009	8
S	4720 Brayton	2	1.00	910	1942	\$395,000	\$385,000	11/25/2009	53
S	5114 Gardenia	6	5.00	2,935	1942	\$450,000	\$435,000	11/24/2009	111
S	3854 Cedar	2	2.00	1,278	1930	\$525,000	\$519,000	11/17/2009	77
S	3432 Locust	5	4.00	2,628	1995	\$546,900	\$525,000	11/17/2009	30
S	222 East Randolph	3	2.00	2,268	1964	\$575,000	\$525,000	11/06/2009	199
S	3641 Myrtle	3	1.00	1,232	1925	\$549,000	\$545,000	11/04/2009	23
S	3901 Myrtle	3	2.00	2,217	1941	\$699,900	\$699,900	11/03/2009	28
S	1126 East Amelia	2	3.00	2,249	1948	\$769,000	\$745,000	11/23/2009	244
S	540 West Mesa	5	5.00	3,274	1951	\$1,395,000	\$1,250,000	11/13/2009	147