

Closed Sale Properties



Addr: 670 East 118 Los Angeles
Area: Southwood **MLS #:** M09090862
OP: \$178,000
LP: \$169,000 **SP:** \$160,000 **Apx SF:** 708
LD: 08/20/2009 **SD:** 11/15/2009 **\$/SF:** \$225.99
Beds: 2 **Bath To:** 1.00 **LotSF:** 4,278
YBl: 1926 **Prking:** Carport Detached **DOM:** 26
Elem: **Mid:** **High:**

Property Description: This Is Not A Bank Own, This Is A Standard Sale, Property Is About To Completed Refurbish, Prop. Has, New Roof, New Paint In And Out, New Water Heater, New Wall Heater, New Tile In Bath And Kitchen, New Electrical, Wire, Only Carpet Not Install Waiting For Buyer To Pick Color.



Addr: 21345 Hawthorne 129, Torrance **MLS #:** S584139
Area: Southwood
OP: \$385,900
LP: \$385,900 **SP:** \$381,000 **Apx SF:** 1,210
LD: 08/01/2009 **SD:** 11/17/2009 **\$/SF:** \$314.88
Beds: 2 **Bath To:** 2.00 **LotSF:** 84,179
YBl: 2005 **Prking:** Carport **DOM:** 30
Elem: **Mid:** **High:**

Property Description: Gorgeous Condo In Excellent Senior Community! 2 Bed 2 Bath Condo On 1st Floor With 1210 Sq Ft Of Living Space. Located In The Courtyard On The First Floor Near The Pool, In The Most Sought After Location In Complex. No Stairs To Climb. Elevator From Underground Gated Carport To First Floor. Built In 2005 And Has All The Upgrades, Granite Counters In Kitchen, Modern Fixtures Throughout, Beautiful Tile In Bathrooms, Laundry Hookups In Unit, Too Many Upgrades To List! Enjoy The Association Pool, Spa, Exercise Room, Club House, Barbeque! Safe Gated Community! The Seller Is Motivated This Unit Will Not Last!



Addr: 5514 Cathann Torrance **MLS #:** S09108233
Area: Southwood
OP: \$599,000
LP: \$599,000 **SP:** \$575,000 **Apx SF:** 1,925
LD: 10/07/2009 **SD:** 11/20/2009 **\$/SF:** \$298.70
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,431
YBl: 1955 **Prking:** Direct Garage Acces **DOM:** 54
Elem: Anza **Mid:** Jefferson **High:** WEST HI

Property Description: Great Opportunity And Rare Find In A Nice Secluded Neighborhood. Standard Trust Sale - This Home Needs TLC But Has Great Potential. Large Studio Room Over The Garage (2Nd Story) With, Measures Approx. 400 Sq. Ft. With A Great City Lights View. Seller States Upstairs Studio Is Permitted But Not Included In The Sq. Footage (Tax Record) Buyer To Verify. Access Stairs To Studio From The Back Of Garage. Popular Rear Living Room Floorplan, Three Bedrooms And L-3/4 Bathrooms, Step-Down Family Room With Brick Fireplace On First Floor. Notice City View Thru Kitchen And Dining Room Windows. Upstairs Studio Added On 1990'S With Newer Windows, Wall Heater And Sink. The City Would Allow A Bathroom In The Upstairs Studio (For A Rec Room) But The Studio Cannot Be Used As A Bedroom (Since There Is No Direct Access From The Home To The Studio) Buyer To Verify With The City. Probably Find The Original Oak Hardwood Floors Under The Carpet.

Closed Sale Properties



Addr: 4109 Sepulveda Torrance
Area: Southwood **MLS #:** S574032
OP: \$699,900
LP: \$629,900 **SP:** \$600,000 **Apx SF:** 1,838
LD: 05/11/2009 **SD:** 11/12/2009 **\$/SF:** \$326.44
Beds: 4 **Bath To:** 3.00 **LotSF:** 5,300
YBl: 1964 **Prking:** **DOM:** 133
Elem: **Mid:** **High:**

Property Description: This Large Southwood Area House Is Conveniently Located Near Del Amo Fashion Center With A Spacious 4 Bedroom And 2 1/2 Bath Floorplan Including A Well Designed Living And Kitchen Areas. Great For A Growing Family! The Kitchen Opens Into The Dining Area With Views Into The Back Yard Area. With New Carpet And Fresh Paint This House Is Ready For A New Owner To Enjoy This Great Neighborhood.



Addr: 21813 Anza Torrance
Area: Southwood **MLS #:** V09107675
OP: \$599,000
LP: \$599,000 **SP:** \$613,000 **Apx SF:** 1,162
LD: 10/06/2009 **SD:** 11/12/2009 **\$/SF:** \$527.54
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,440
YBl: 1955 **Prking:** Direct Garage Acces **DOM:** 5
Elem: Anza Elementary **Mid:** Jefferson **High:** West High School

Property Description: Beautiful Southwood Home With Many Updates. Features Include A Great Layout And Hardwood Floors In The Living And Dining Room. An Updated Kitchen With Brand New Stainless Steel Appliances, Granite Countertops, And New Cabinetry. Great Backyard With Patio For Entertaining. You Must See This House As It Is Completely Turn Key. Won'T Last At This Price!

Public Open House Sunday (10/11) From 1-4Pm.



Addr: 21414 Marjorie Torrance
Area: Southwood **MLS #:** S08134616
OP: \$821,000
LP: \$699,000 **SP:** \$699,000 **Apx SF:** 1,491
LD: 09/18/2008 **SD:** 11/25/2009 **\$/SF:** \$468.81
Beds: 4 **Bath To:** 2.00 **LotSF:** 5,300
YBl: 1956 **Prking:** Garage Door Opener **DOM:** 435
Elem: Anza **Mid:** Jefferson **High:** West

Property Description: This Property Is Now A Short Sale. Southwood/West High Home. Front Living Room Model. Stylish Upgrade With Recessed Lighting, Base And Crown Moulding And Hardwood Floors Throughout. Open Floor Plan With Dining Area. Remodeled Kitchen With Granite Counters And Stainless Kitchenaid Stove And Microwave, Generous Cabinet Space And Pantry. Granite Counters And Dbl Sinks In Both Baths. Large Master Retreat With Private Bath And Walk-In Closet. All Bedrooms Have Custom Closets. Custom Shutters And Blinds Throughout. Inside Laundry Area. Full Sound And Security System. Newer Windows, Doors, A/C, Water Heater And Electric Garage Door. Spacious Backyard And Side Yard With Covered Entertainment Area. Needs Some Minor Repairs. No Termite. Wonderful Friendly Neighborhood. Nearby Shopping, Theatres And Restaurants. Minutes To Hollywood Riviera, Redondo And Hermosa Beach. Ocean Breezes Included!

Closed Sale Properties



Addr: 5019 Scott Torrance
Area: Southwood **MLS #:** S09083260
OP: \$749,000
LP: \$749,000 **SP:** \$730,000 **Apx SF:** 2,112
LD: 08/01/2009 **SD:** 11/06/2009 **\$/SF:** \$345.64
Beds: 4 **Bath To:** 2.00 **LotSF:** 6,360
YBlt: 1955 **Prking:** Garage Door Opener **DOM:** 25
Elem: Anza **Mid:** Jefferson **High:** West

Property Description: Located On One Of West Torrances' Most Sought After Southwood Streets Just A Short Walk To Award Wining Anza Elementary And Paradise Park. This Spacious Home Has Been Remodeled (In 2005), Light And Bright, 4 Bd & 1.75 Bath, Sq.Ft Of 2,112, Bright Kitchen With Garden Window, Granite Counter Tops, Travertine Tile Floors, Top Of The Line Appliances, Two Bathrooms With Travertine Tile Throughout, Double Pane Windows, Open Living Room, Fireplace In Huge Family Room With Asian Style Warm Floors, Newer Roof, Newer Water Heater, Pergo Floors And Berber Carpet, Back Yard With Fruit Trees And Small Basketball Court,



Addr: 4446 Emerald Torrance
Area: West Torrance **MLS #:** S09092982
OP: \$549,888
LP: \$539,900 **SP:** \$530,000 **Apx SF:** 1,480
LD: 08/26/2009 **SD:** 11/06/2009 **\$/SF:** \$358.11
Beds: 2 **Bath To:** 3.00 **LotSF:** 3,794
YBlt: 1981 **Prking:** **DOM:** 57
Elem: **Mid:** **High:** West

Property Description: Beautiful Emerald Glen - A West High Townhome Jewel! Location, Location, Location!! Beautiful West High Townhome Complex! Within Walking Distance To West High School. Perfect Central, Secure, Location In Complex. Beautiful Sunshine Beams Down From The Windows Of The Soaring Ceilings, All New Flooring, Hunter Douglas Designer Blinds, Cozy Fireplace And Custom Closets. Two Master Suites, Both With Attached Private Baths, One With Another Beautiful Fireplace. Convenient And Secure Access To The Unit Through Large Two Car Garage. New Kitchen And Bath Tile, New Stove Hood, New Dishwasher. You Will Be Comfortable And Secure Living In This Warm And Cheery Townhome!

Date: 12/25/2009

CMA Pro Report

Closed Sale Properties



Addr: 19209 Entradero Torrance
Area: West Torrance
OP: \$599,900
LP: \$589,900
LD: 09/30/2009
Beds: 3
YBl: 1955
Elem: Towers

SP: \$580,000
SD: 11/18/2009
Bath To: 1.00
Prking:
Mid: Bert Lynn

MLS #: S09105556
Apx SF: 1,106
\$/SF: \$524.41
LotSF: 5,200
DOM: 30
High: West High

Property Description: Just A Little Ray Of Sunshine In West High!!

Fresh Beach Air And A "Sunny Disposition" Is The Best Way To Describe This Adorable Home! Vaulted Ceilings And A Large Living Room That Opens To A Spacious And Private Backyard. Brand New Remodeled Bathroom, All New Windows And Copper Plumbing Are Just Some Of The Upgrades In This Well Cared For Home! This Home Features The Favorite Floor-Plan That Flows Beautifully To The Backyard And Has The Open Kitchen To A "Great Room" Living Room. Very, Very Bright And Airy!

Award Winning Towers Elementary, Bert Lynn Middle School And Famous West High School!

Home Warranty Provided!



Addr: 5406 Halison Torrance
Area: West Torrance
OP: \$624,900
LP: \$624,900
LD: 09/24/2009
Beds: 3
YBl: 1956
Elem: TOWERS

SP: \$624,900
SD: 11/16/2009
Bath To: 2.00
Prking:
Mid: BERT LYNN

MLS #: S09103984
Apx SF: 1,161
\$/SF: \$538.24
LotSF: 5,200
DOM: 33
High: WEST HIGH

Property Description: Great Neighborhood...Across From Entradero Park....Excellent Location.....Hard To Beat For The Price!...Washer/Dryer/Refrig Included.....Long Driveway, Perfect For Rv Or Extra Cars



Addr: 5227 Halison Torrance
Area: West Torrance
OP: \$689,000
LP: \$669,000
LD: 07/27/2009
Beds: 4
YBl: 1955
Elem:

SP: \$627,500
SD: 11/13/2009
Bath To: 2.00
Prking: Garage
Mid:

MLS #: 09387411
Apx SF: 1,559
\$/SF: \$402.50
LotSF: 5,720
DOM: 98
High: west high

Property Description: Reduced Price \$20,000.Prime Location! Elementary, Jr. High, High Schools All Within Walking Distance! Family Room Has A Built-In Granite Desk Top. Beautiful, Private View From Family Room. Walk-In Closet In Master Bedroom. Title Shows 4Bed + 1 Bath, But House Is Actually A 4Bed +2Bath.(Buyer To Verify All Aspects Of Property Including Permits)

Closed Sale Properties



Addr: 4714 Narrot Torrance
Area: West Torrance
OP: \$679,900
LP: \$679,900
LD: 08/05/2009
Beds: 3
YBl: 1954
Elem: towers

SP: \$665,000
SD: 11/12/2009
Bath To: 2.00
Prking: Driveway, On Site
Mid: Bert M. Lynn

MLS #: S09100883
Apx SF: 1,661
\$/SF: \$400.36
LotSF: 5,201
DOM: 54
High: West High School

Property Description: West High School District, 3 Bedrooms + Den + Family Room, 1,661 Sqft., 2 Car Detached Garage. \$679,900. Fabulous Traditional Floorplan.

There Is Hardwood Flooring In The Entry Way, Front Den, And Dining Areas. The Living Room With Smooth Ceilings Has A Fireplace With Tiled Mantel And Opens Onto The Dining Area. The Kitchen Includes Built In Stove/Oven/Dishwasher, Has Tiled Counters And Flooring, Breakfast Nook, Pantry With Rollout Drawers, And Lots Of Windows. The Step Down Family Room Has Has Open Beam Ceilings, French Doors That Open Onto The Yard, Ceiling Fan, And Brick Fireplace With Gas Starter. All Bedrooms Have Double Door Closets. The Hall Bath Has Separate Tub And Shower. The Flooring, Counters, And Shower Walls Are Tiled. The Rear Bath Also Has Tiled Shower Stall And Flooring.

Other Features Include: Forced Air Heat And Wiring For Security System, Plentiful Storage In All The Hall Cabinets.



Addr: 4750 Towers Torrance
Area: West Torrance
OP: \$749,000
LP: \$689,000
LD: 06/08/2009
Beds: 4
YBl: 1954
Elem: Towers

SP: \$684,000
SD: 10/29/2009
Bath To: 3.00
Prking: Driveway, RV Access
Mid: Bert Lynn

MLS #: S09063760
Apx SF: 1,607
\$/SF: \$425.64
LotSF: 6,040
DOM: 76
High: West High

Property Description: Are You Ready For This West High Opportunity? 3 Bedroom/2 Bath Main House And Permitted 300 Sq. Ft. Guest House With A Full Bath. These Rarely Come On The Market. Totally Remodeled Home, Seller States Over 1600 S.F. Of Combined Living Space. Vaulted Ceilings, Recessed Lighting, Crown Molding, Light And Bright Kitchen With Stainless Appliances, Maple Cabinetry, Marble Floors And Lots Of Counter Space. Eat-At Counter Looks Out Through A Bay Window. Separate Laundry Area In The Main House. Living Area Has Stunning Custom Built-In Media Center That Frames A 55" Tv (Included In Sale), Closed Circuit Cameras, Dual Pane Windows, Cal Distinguished Schools. Guest House Has French Doors, High Ceilings, Recessed Lighting, And Is Perfect For Mother-In-Law Quarters Or As An Office. Long Driveway Has Plenty Of Room For An Rv And All Your Toys. Great Green, Grassy Yard Is Wonderful For Relaxing Or Entertaining, 8 Mature Fruit Trees Including Avocado. Truly A Trophy Home In A Phenomenal Neighborhood.

Closed Sale Properties



Addr: 20028 Anza Torrance
Area: West Torrance
OP: \$789,000
LP: \$745,000
LD: 07/17/2009
Beds: 4
YBlt: 1955
Elem:

SP: \$685,000
SD: 11/17/2009
Bath To: 2.00
Prking: Driveway
Mid:

MLS #: V09077820
Apx SF: 2,391
\$/SF: \$286.49
LotSF: 5,360
DOM: 83
High: West High

Property Description: Wonderful West Torrance Home In Move-In Condition. Walking Distance To Schools And Shopping. Beautifully Upgraded And Expanded. Remodeled Baths And Kitchen. All Windows Have Been Replaced With Dual Pane Windows. One Bedroom And Full Bath (Shower And Bathtub) On Ground Level. Three More Bedrooms And One Full Bath With Dual Sinks Upstairs. All Bedrooms Are Spacious With Large Closets. Family Room Is Spacious With Fireplace. Plenty Of Storage Space Under Stairway (Room For Another Bathroom If Needed). Newer Over-Sized Two Car, Detached Garage Built In 2008. Garage Equipped With Sink, Tankless Water Heater, And All Walls Have Been Finished And Skylights Installed. Private Backyard With Pond. Room For Tons Of Off Street Parking.



Addr: 4828 Sara Torrance
Area: West Torrance
OP: \$899,000
LP: \$874,500
LD: 03/26/2009
Beds: 4
YBlt: 1964
Elem:

SP: \$869,000
SD: 11/02/2009
Bath To: 3.00
Prking: Direct Garage Acces
Mid: Victor

MLS #: S09035711
Apx SF: 2,380
\$/SF: \$365.13
LotSF: 7,380
DOM: 122
High: West High

Property Description: Remodeled September 09.....Great Opportunity To Own This Beautiful West High Home--Excellent Curb Appeal. Features 4 Bedrooms Of Which 1 Is Downstairs, And 2.5 Baths, Family Rm With Surround Sound, Living & Dinning Rooms, Plus An Additional Downstairs Atatched-Permitted Bonus Room Which Could Be A 5Th Bedroom! The Newly Updated Kitchen And Bath (September 09) Features Granite Counters, Stainless Steel Appliances, Leaded Glass Display Cabinets And Solid Oak Cabinetry. A Marble Fireplace Accents The Living Room Near The French Doors That Lead Out To A Spacious Raised Deck And Patio. A Large Rear Yard Includes A Built In Bbq [A New Spa-Negotiable] In Addition To A 48' Gated Rv Spot. Air Conditioning Too.....

Also.....There Is Full Copper Plumbing And 200 Amp Electrical Service. A Wonderful Family Home With Great Value!!!



Addr: 5562 Maricopa Torrance
Area: West Torrance
OP: \$988,000
LP: \$978,000
LD: 07/07/2009
Beds: 3
YBlt: 1994
Elem: Victor

SP: \$950,000
SD: 11/09/2009
Bath To: 3.00
Prking: Direct Garage Acces
Mid: Jefferson

MLS #: S09073269
Apx SF: 2,656
\$/SF: \$357.68
LotSF: 4,050
DOM: 78
High: West

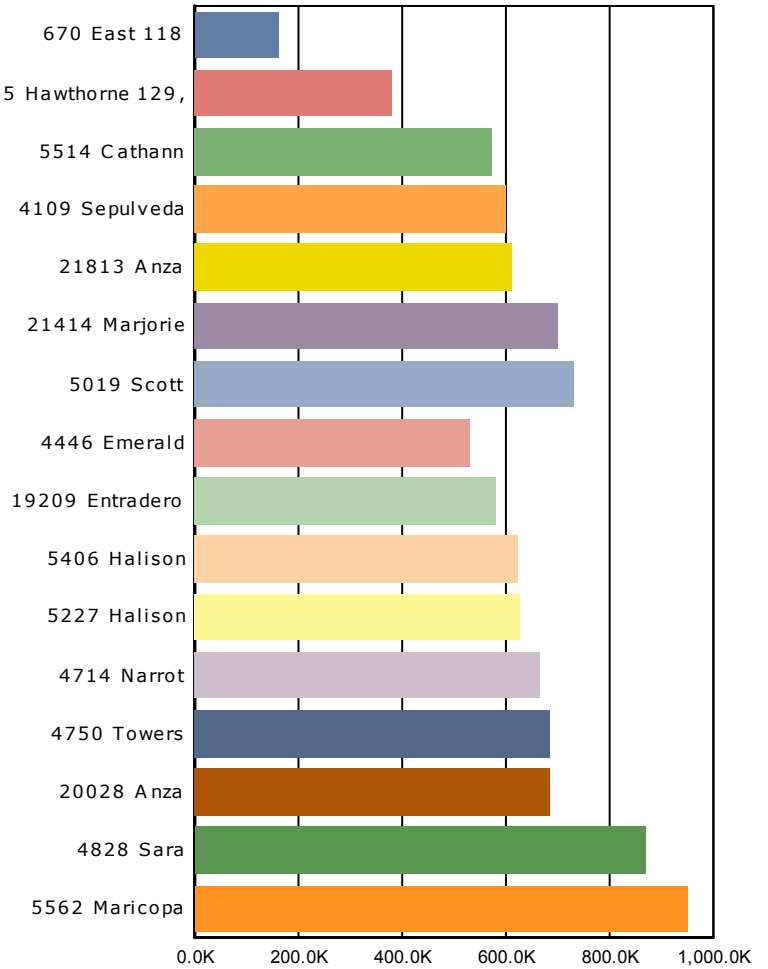
Property Description: Best Price In Pacific Colony, Great Square Footage And Easy To Show! Entertainer'S Delight On A Magnificent And Very Private Lot. You Will Feel Like You Have Entered A Magical Garden When You Step Through The Gate! Bright Beautiful Kitchen With Center Island And Adjacent Eating Area Which Opens Through French Doors Onto Garden Patio. Formal Dining Room And Large Living Room Steps Out To Large, Private And Gorgeous Garden/Yard. Upstairs Features Oversized Master Suite With Fireplace, His And Hers Walk-In Closets, Bathroom With 2 Sinks, Big Spa Tub And Separate Shower And A Large Deck. There Are Two Additional Bedrooms, Full Bath And Spacious Laundry Room With Storage And A Bonus "Den Loft" With Built In Bookcases. Currently Largest Square Footage Floorplan Available. All This Plus Full Two Car Garage, Community Pool, Clubhouse And Gym And Close To The Highly Rated Torrance Schools. Just One Mile To Beach And Pier.

Date: 12/25/2009

CMA Pro Report

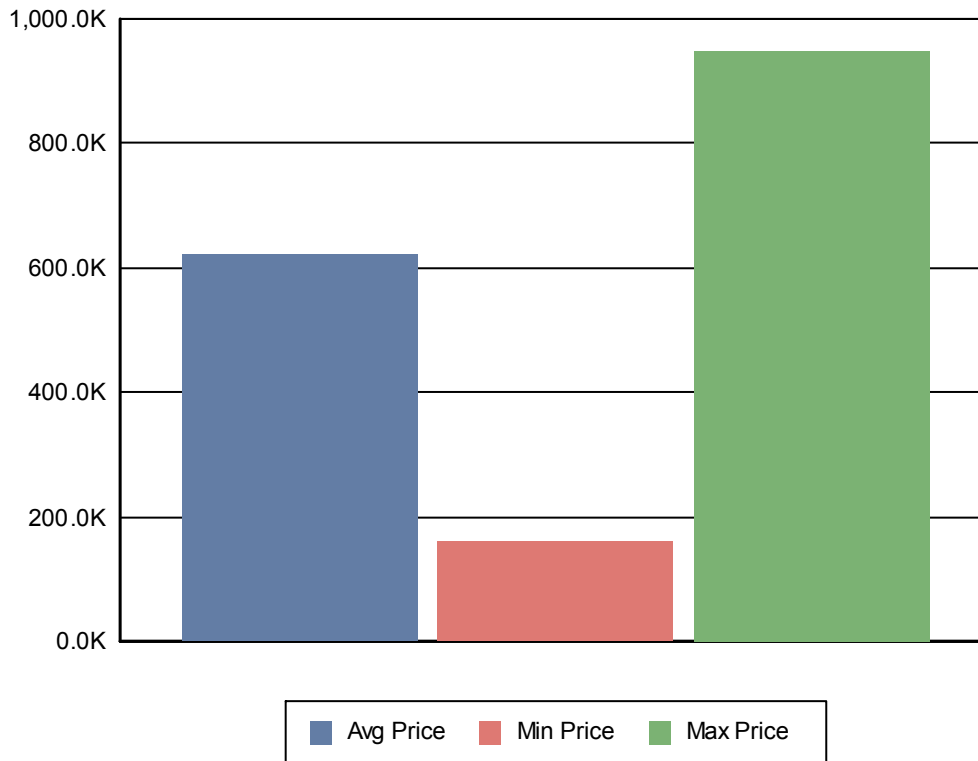
Closed Sale Properties

Total # of Listings	16
Lowest Price	\$160,000
Highest Price	\$950,000
Average Price	\$623,338
Avg. Price/SqFt	\$385.41
Avg DOM	84



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$160,000	\$950,000	\$623,338	\$385.41
Totals / Averages	\$160,000	\$950,000	\$623,338	\$385.41

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
670 East 118 Los Angeles	\$169,000	\$160,000	26	-%5.33	\$225.99
21345 Hawthorne 129, Torrance	\$385,900	\$381,000	30	-%1.27	\$314.88
5514 Cathann Torrance	\$599,000	\$575,000	54	-%4.01	\$298.70
4109 Sepulveda Torrance	\$629,900	\$600,000	133	-%4.75	\$326.44
21813 Anza Torrance	\$599,000	\$613,000	5	%2.34	\$527.54
21414 Marjorie Torrance	\$699,000	\$699,000	435	%0.00	\$468.81
5019 Scott Torrance	\$749,000	\$730,000	25	-%2.54	\$345.64
4446 Emerald Torrance	\$539,900	\$530,000	57	-%1.83	\$358.11
19209 Entradero Torrance	\$589,900	\$580,000	30	-%1.68	\$524.41
5406 Halison Torrance	\$624,900	\$624,900	33	%0.00	\$538.24
5227 Halison Torrance	\$669,000	\$627,500	98	-%6.20	\$402.50
4714 Narrot Torrance	\$679,900	\$665,000	54	-%2.19	\$400.36
4750 Towers Torrance	\$689,000	\$684,000	76	-%0.73	\$425.64
20028 Anza Torrance	\$745,000	\$685,000	83	-%8.05	\$286.49
4828 Sara Torrance	\$874,500	\$869,000	122	-%0.63	\$365.13
5562 Maricopa Torrance	\$978,000	\$950,000	78	-%2.86	\$357.68
Total Averages	\$638,806	\$623,338	84	%-2.48	\$385.41

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	670 East 118	2	1.00	708	1926	\$169,000	\$160,000	11/15/2009	26
S	21345 Hawthorne 129	2	2.00	1,210	2005	\$385,900	\$381,000	11/17/2009	30
S	5514 Cathann	3	2.00	1,925	1955	\$599,000	\$575,000	11/20/2009	54
S	4109 Sepulveda	4	3.00	1,838	1964	\$629,900	\$600,000	11/12/2009	133
S	21813 Anza	3	2.00	1,162	1955	\$599,000	\$613,000	11/12/2009	5
S	21414 Marjorie	4	2.00	1,491	1956	\$699,000	\$699,000	11/25/2009	435
S	5019 Scott	4	2.00	2,112	1955	\$749,000	\$730,000	11/06/2009	25
S	4446 Emerald	2	3.00	1,480	1981	\$539,900	\$530,000	11/06/2009	57
S	19209 Entradero	3	1.00	1,106	1955	\$589,900	\$580,000	11/18/2009	30
S	5406 Halison	3	2.00	1,161	1956	\$624,900	\$624,900	11/16/2009	33
S	5227 Halison	4	2.00	1,559	1955	\$669,000	\$627,500	11/13/2009	98
S	4714 Narrot	3	2.00	1,661	1954	\$679,900	\$665,000	11/12/2009	54
S	4750 Towers	4	3.00	1,607	1954	\$689,000	\$684,000	10/29/2009	76
S	20028 Anza	4	2.00	2,391	1955	\$745,000	\$685,000	11/17/2009	83
S	4828 Sara	4	3.00	2,380	1964	\$874,500	\$869,000	11/02/2009	122
S	5562 Maricopa	3	3.00	2,656	1994	\$978,000	\$950,000	11/09/2009	78