

Closed Sale Properties



Addr: 3228 Winlock Torrance
Area: WALTERIA **MLS #:** S09083390
OP: \$559,000
LP: \$559,000 **SP:** \$515,000 **Apx SF:** 1,118
LD: 07/31/2009 **SD:** 10/21/2009 **\$/SF:** \$460.64
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,355
YBl: 1950 **Prking:** Driveway **DOM:** 67
Elem: WALTERIA **Mid:** RICHARDSON **High:** SOUTH

Property Description: Nice Flat Street. The House Backs To De Portola Park And The Entrance To The Park Is Just A Few Houses Away. 3Rd Bedroom Has Been Converted From A Garage (Reflected In Tax Rolls, But May Not Be Permitted By The City). Spacious Kitchen, Lots Of Natural Light. Covered Patio. Tile Floors In Kitchen And Bath. House Needs Tlc.



Addr: 24416 Ward Torrance
Area: WALTERIA **MLS #:** S09082807
OP: \$599,000
LP: \$599,000 **SP:** \$589,000 **Apx SF:** 1,463
LD: 07/31/2009 **SD:** 10/16/2009 **\$/SF:** \$402.60
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,500
YBl: 2008 **Prking:** Direct Garage Acces **DOM:** 35
Elem: SOUTH TORRANCE **High:** WALTERIA

Property Description: Rear House/Lot W Alley Access. Gorgeous Custom Peek-A-Boo Oversized Door With Wrought Iron Finishes Iopen To The Welcoming Entry Of This New Construction. Built With Attention To Very Detail. Custom Carpeted Stairway W Custom Wrought Iron And Wood Railing. Dark Wood Floors Throughout This Entire Home. Living Rm Features Gorgeous Single Switch, Gas Burning Fireplace W Custom Travertine And Granite Finishes. Sliding Doors Exit To Private Wood Fenced Patio. Custom Built-In Cabinetry Can Be Used As A Pantry Or Additional Space. Kitchen Offers Custom Cabinets With Pullouts. Designer Travertine Backsplash. Granite Countertops. Kitchen Open Into The Living Room. All Stainless Steel Appliances And Sink. 3 Bedrooms Incuding Spacious Master Suite With Large Walk In Closet, Double Sink Bathroom With Custom Travertine, Spa Style Tub And Seperate Shower. (Cont In Agt Rmks)



Addr: 3545 Senefeld Torrance
Area: WALTERIA **MLS #:** S569078
OP: \$749,000
LP: \$749,000 **SP:** \$610,000 **Apx SF:** 2,308
LD: 03/20/2009 **SD:** 10/13/2009 **\$/SF:** \$264.30
Beds: 5 **Bath To:** 2.00 **LotSF:** 6,980
YBl: 1949 **Prking:** **DOM:** 136
Elem: WALTERIA ELEMENTARY **Mid:** RICHARDSON MIDDLE **High:** SOUTH HIGH

Property Description: Beautiful Two Story House With 5 Bedroom And 2 Baths. Great Area ,Very Quiet Neighborhood . Corner Lot With 2 Car Detached Garage With Separate Parking For An Rv.

Closed Sale Properties



Addr: 2714 Normallin Torrance
Area: Waleria **MLS #:** S09084021
OP: \$699,000
LP: \$699,000 **SP:** \$699,000 **Apx SF:** 1,478
LD: 08/03/2009 **SD:** 09/25/2009 **\$/SF:** \$472.94
Beds: 4 **Bath To:** 3.00 **LotSF:** 5,304
YBl: 1953 **Prking:** Driveway **DOM:** 11
Elem: Waleria **Mid:** Richardson **High:** South High

Property Description: The List Goes On In This Move In Condition Craftsman Style Home, Including The Detached Permitted Bonus Room With It'S Own Walkin Shower (Included In Bd/Ba Above). Custom Features Throughout Include Vaulted Open Beam Ceilings, Bay Window In Living Room, A/C, Solid Maple Floors, Fireplace In Dining Room W/ Bay Window, Dual Paned Energy Efficient Windows, New 10 Ft. Wide Driveway Perfect For Rv Or Boat, Custom Shutters Galore, Remodeled Kitchen W/Solid Maple Cabinets, Full Pullouts In Lower Cabinets, Recessed Lighting, Pantry. Approx. 38 Ft. Rear Covered Patio, In Addition To The Gazebo With Bar Style Seating, Natural Gas Chiminea And Hookups For Your Bbq. Garage Has Been Modified To Include 2Nd Story Storage With Insulation And Drywall On The Lower Level, And New Garage Door. Super Extras Were Installed To Make Your Life More Comfortable Such As; Remote Control Ceiling Fans, Skylight In Bathroom, Extra Electrical Service In Front Yard For Holiday Lighting. Much Much More!!!!



Addr: 24421 Hawthorne Torrance
Area: Waleria **MLS #:** S09089869
OP: \$900,000
LP: \$900,000 **SP:** \$737,410 **Apx SF:** 3,714
LD: 08/18/2009 **SD:** 10/23/2009 **\$/SF:** \$198.55
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,347
YBl: 1960 **Prking:** Driveway **DOM:** 38
Elem: **Mid:** **High:**

Property Description: This Bank Owned Reo Consists Of A 6,347 Square Foot Lot With 2 Adjoining Buildings. The Main Building Which Fronts The Main Street Of Hawthorne Blvd Is 2 Stories And Was Constructed In 1960 As A Single Story Commercial Retail Building. The Residential Unit On The Second Floor Was Added In 1963 And Is Approximately 1,596 Sq. Ft.(Per City Permit). The Ground Floor Area Is Approximately 1,410 Sq. Ft. (Per City Permit). The Smaller Rear Building Is A Single Story Wood-Frame Building Built In 1938 And Is Approximately 708 Sq. Ft., And Is Connected To The Front Building Via A Garage Area That Was Added In 1963 (331 Sq. Ft. Per City Permit). The Garage Was Reconfigured And Made Part Of The Main Building In 2007 But Not Included In The Assessor'S Square Footage Of 3,714 Sq. Ft. The Rear Building Has A Raised Concrete Foundation With Low Ceiling Height Limiting Its Use To Utility, Storage Or Back Room Operations. There Are 7 Parking Stalls. The Zoning Permits A Broad Range Of Commercial Uses.



Addr: 3024 Oakwood Torrance
Area: Waleria **MLS #:** S09039283
OP: \$820,000
LP: \$749,000 **SP:** \$755,000 **Apx SF:** 1,682
LD: 04/05/2009 **SD:** 10/23/2009 **\$/SF:** \$448.87
Beds: 3 **Bath To:** 2.00 **LotSF:** 10,740
YBl: 1976 **Prking:** Carport Attached **DOM:** 165
Elem: WALTERIA **Mid:** RICHARDSON **High:** SOUTH

Property Description: Suit For Family And Childredn Who Seek For Privacy At South Torrace Of Rolling Hills At The End Of A Cul-De-Sac. 2 Car Attached Garage. Move-In Condition. One Level Home 10,737 Sf Lot With A Huge Back Yard. Open Floor Plan, Cathedral Ceilings, Skylights, Fireplace, And Lots More. Must See.

Closed Sale Properties



Addr: 24252 Los Codona Torrance
Area: Waleria **MLS #:** S09087751
OP: \$765,000
LP: \$775,000 **SP:** \$775,000 **Apx SF:** 1,973
LD: 08/13/2009 **SD:** 10/01/2009 **\$/SF:** \$392.80
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,500
YBl: 1943 **Prking:** Garage Door Opener, **DOM:** 6
Elem: **Mid:** Richardson **High:** South

Property Description: Situated On One Of The Glorious Tree-Lined Streets Of Waleria, This Home Offers An Abundance Of Space, Light, Cabinets, Storage, And Parking. This Home Was Added On To And Updated In '65, And Again In '92. It Features 3 Bedrooms(Plus Office), 2 Baths, Living Room, Family Room, Breakfast Area, Formal Dining, Spacious Kithchen And Much, Much More. Back Porch Overlooks The Grassy Backyard, Offers Rv Parking And Alley Access. The Rv Parking Area Is Fully Plumbed And Has It'S Own Separate Hook-Ups! Owners State That Everything Is Permitted - Living Room Addition, Office Addition, Remodeled Kitchen And Baths, Rv Parking Upgrades, Electrical, Plumbing, Roof, Dual Paned Windows. This Is A Must See Home!



Addr: 836 Calle De Arboles Redondo Beach
Area: Hollywood Riviera **MLS #:** 09390447
OP: \$805,000
LP: \$699,000 **SP:** \$705,000 **Apx SF:**
LD: 08/10/2009 **SD:** 10/26/2009 **\$/SF:**
Beds: 3 **Bath To:** 1.75 **LotSF:** 6,238
YBl: 1948 **Prking:** Garage, See Remark **DOM:** 77
Elem: **Mid:** **High:**

Property Description: Great Opportunity - Motivated Seller. Desirable Area Of Hollywood Riviera, Single Story 3 Bdrm, 1.75 Bath, Plus Free Standing Rec Room/Studio. Rear Yard With Access To Bridal Path. Home Needs Work, Same Owner 49 Years. Some Newer Windows/Doors. Trust Sale Sold "As Is." Seller Makes No Warranties & No Repairs. Some Additions Added Decades Ago, Trust Has No Records Of Permits. Buyer To Do Own Investigation. Close To Shops, Schools, Ocean, Etc. Call Listing Agent For Showing Instructions 1Bx Code.



Addr: 552 Calle Mayor Redondo Beach
Area: Hollywood Riviera **MLS #:** S09107895
OP: \$724,900
LP: \$724,900 **SP:** \$720,000 **Apx SF:** 1,409
LD: 10/07/2009 **SD:** 10/30/2009 **\$/SF:** \$511.00
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,399
YBl: 1954 **Prking:** Garage Door Opener, **DOM:** 5
Elem: **Mid:** **High:** South High

Property Description: This Well Maintained 3 Bedroom Home In The Riviera Is Basically In The Original Condition. Located On A Large Corner Lot With Great Curb Appeal, The Property Is Close To Riviera Village And The Beach. Great Fixer Opportunity For Investor Or Buyer Looking To Get Into This Wonderful Neighborhood. The Front Yard Has A New Sprinkler System Installed This Month, And Has Been Professional Landscaped. The Backyard Is Very Private And Needs Some Tlc. A New 40 Gallon Water Heater Was Recently Installed.

Closed Sale Properties



Addr: 610 Calle De Arboles Redondo Beach
Area: Hollywood Riviera **MLS #:** S09039600
OP: \$829,000
LP: \$775,000 **SP:** \$746,000 **Apx SF:** 1,403
LD: 04/05/2009 **SD:** 10/28/2009 **\$/SF:** \$531.72
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,000
YBlt: 1948 **Prking:** **DOM:** 175
Elem: **Mid:** **High:**

Property Description: Back On The Market.. Charming One Level Ranch Style Home In Hollywood Riviera. 3 Bed, 2 Bath, (One Bedroom Does Not Have A Closet) Open Beam Ceilings, 2 Fireplaces, Upgraded Plumbing And Electrical. Buyer To Verify. New Carpet And Paint, Well Maintained Grounds, Beautiful Backyard That Backs Up To Palos Verdes Horse Trail. 50 X 120 Lot. Detached 2 Car Garage With Workshop. New Carpet And Paint. Shows Pretty Well. Estate Sale, No Court Confirmation Needed. This Property Is In Pretty Good Condition, Just Needs A Little Updating. A Short Walk To Malaga Cove ** Not In The Hillside Overlay** The View Is Of The Trees And Woods.



Addr: 123 Calle De Andalucia Redondo Beach
Area: Hollywood Riviera **MLS #:** S08170721
OP: \$895,000
LP: \$782,000 **SP:** \$770,000 **Apx SF:** 1,566
LD: 12/09/2008 **SD:** 10/28/2009 **\$/SF:** \$491.70
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,340
YBlt: 1948 **Prking:** See Remarks **DOM:** 280
Elem: Rivera **Mid:** Richardson Middle **High:** South High School

Property Description: Summer Is Here And This Home Has A Pool- Three Bedroom Home Located In Popular Hollywood Riviera Area. Both Baths Have Been Up-Dated. Setting Room Off Master Bedroom. Living Room, 2 Bedrooms And Den Look Out On To Pool Area. Large Den With Fireplace. Front Patio And Patio Next To Pool. Tank-Less Water Heater In 2 Car Attached Garage With Entrance Into Home. Ready To Move..... Buyer To Verify With City Regarding Any Permites On Said Property.



Addr: 508 Palos Verdes Redondo Beach
Area: Hollywood Riviera **MLS #:** S09095608
OP: \$804,500
LP: \$804,500 **SP:** \$805,000 **Apx SF:** 1,878
LD: 09/01/2009 **SD:** 10/15/2009 **\$/SF:** \$428.65
Beds: 2 **Bath To:** 2.00 **LotSF:** 6,440
YBlt: 1954 **Prking:** **DOM:** 7
Elem: **Mid:** **High:**

Property Description: Wow....What A Deal On This Truly Affordable Lender Owned Property. This Property Is Priced For Immediate Sale! It Appears Modifications May Have Been Made Without Sellers Knowledge. Tax Records Show Property As 4 Bedrooms However Property Is Currently 2 Bedrooms. Buyer And Buyers Agent To Investigate. This Pool Home Features Updated Kitchen With What Appear To Be Granite Counters And Backsplash, Updated Bathrooms With Pedestal Sinks And Tile Throughout, Master Suite With Closet Opanizers, Fireplace, Seperate Spa Tub And Shower, Ocean Views, Breakfast Area Off Kitchen, Interior Laundry, Fireplcae In Living Room, What Appear To Be Updated Windows And Doors, Office Area, Rear Deck, And 2 Car Garage. Opportunity Knocks...Will You Answer The Door?

Closed Sale Properties



Addr: 200 Paseo De Granada Redondo Beach
Area: Hollywood Riviera **MLS #:** V09073279
OP: \$1,100,000
LP: \$995,000 **SP:** \$890,000 **Apx SF:** 1,671
LD: 07/07/2009 **SD:** 10/12/2009 **\$/SF:** \$532.62
Beds: 2 **Bath To:** 2.00 **LotSF:** 7,240
YBl: 1948 **Prking:** Carport Attached, Ga **DOM:** 63
Elem: Riviera **Mid:** Richardson **High:** South

Property Description: Perched Atop One Of The Most Desired Streets In The Upper Riviera Is This Wonderful Home That Exudes Tremendous Curb Appeal And Charm. Enjoy The Gentle Breezes And Ocean Views From The Living Room And Bedroom Of This Almost 1,700 Sq Ft House. The Living Room Is Open And Spacious With Wide Windows That Take Advantage Of The Views And The Surrounding Beauty Of The Street. Tax Records Show Three Bedrooms, Which According To The Sellers Was Converted To A Dining Area When A Family Room And Attached Bathroom Were Added. The Family Room Could Easily Be Converted To A Third (Master) Bedroom With Attached Bathroom (Buyer To Verify.) The Property Features Composite Tile Roof, Copper Plumbing, Carport That Enhances The Appeal Of The House, Wonderful Grassy Backyard With Fruit Trees, Back Storage Area Of Approximately 130 Sq Ft (Possible Office?), And Newer Carpeting And Paint. Located Within Walking Distance To Riviera Elementary And Rocketship Park.



Addr: 205 Via Los Miradores Redondo Beach
Area: Hollywood Riviera **MLS #:** S09020417
OP: \$1,249,000
LP: \$1,145,000 **SP:** \$1,050,000 **Apx SF:** 2,292
LD: 02/18/2009 **SD:** 10/24/2009 **\$/SF:** \$458.12
Beds: 4 **Bath To:** 4.00 **LotSF:** 7,470
YBl: 1955 **Prking:** Direct Garage Acces **DOM:** 224
Elem: **Mid:** **High:**

Property Description: Panoramic Ocean, Coastline, City Lights And Mountain Views. From This Move In Condition, 4 Bedroom Riviera Home. Spend Weekends Entertaining Or Just Relaxing In This Tropical Back Yard With Pool, Large Indoor/Outdoor Cabana With 3/4 Bath. Lush Landscaping With Banana Trees. Large Family Room Off Pool Area. Good Floor Plan For Live In Or Guest Quarters. Some Upgrades Include All New Bath. Huge Walk-In Storage Under Home, A/C. Greenhouse For The Gardener. Great House, Must See.



Addr: 808 Calle Miramar Redondo Beach
Area: Hollywood Riviera **MLS #:** S09049736
OP: \$1,999,000
LP: \$1,869,000 **SP:** \$1,750,000 **Apx SF:** 3,279
LD: 05/04/2009 **SD:** 10/07/2009 **\$/SF:** \$533.70
Beds: 4 **Bath To:** 5.00 **LotSF:** 8,010
YBl: 2008 **Prking:** Direct Garage Acces **DOM:** 109
Elem: Riviera **Mid:** Richardson **High:** South

Property Description: Custom Spanish Hacienda. Probably The Best Custom Home To Ever Come On The Market In The Real Hollywood Riviera! The View Is Spectacular!!!! Entry: Italian Pillow Top Travertine Design Layout Versailles Pattern. Custom Alder Wood Stained Doors, Custom Glass Pantry Door By Straub Glass. Custom Closets & Pantry By Closet Factory. Large Kitchen Island W/Double Thick Granite (Tropical Fashion) & Island Cooktop. Stainless Steel Professional Appliances & Custom Alder Cabinets Throughout Home. Kitchen Tile Backsplash W/Inserts Of Spanish Deco Tiles, Large Farmhouse Sink. Custom Wood Framed Mirrors In Baths With Travertine Countertops & Tile - Oil Rubbed Bronze Rohl Faucet Fixtures & Matching Accessories. Powder Room Decorative Copper Vessel Sink W/Marble Counter Top. Granite Counters In Laundry Room. Wide Plank Distressed Hardwood Floors. Distressed Beams. Anderson Windows. Balcony Spanish Tile W/Deco Inserts. Oversized Two Car Garage.

Closed Sale Properties



Addr: 23930 Los Codona 117, Torrance
Area: South Torrance **MLS #:** N09061639
OP: \$355,000
LP: \$354,900 **SP:** \$330,000 **Apx SF:** 990
LD: 06/05/2009 **SD:** 10/20/2009 **\$/SF:** \$333.33
Beds: 2 **Bath To:** 2.00 **LotSF:**
YBl: 1970 **Prking:** Carport Detached **DOM:** 132
Elem: Arnold Elementary **Mid:** Calle Mayor **High:** South High

Property Description: New Lower Price.Nice Lower Unit Condo In A Desirable Area Of Torrance.Wooden Floors In Living Room.Kitchen Has`Granite Counters And Newer Oak Cabinets.Close To Parks And Businesses. South Torrance Schools.Seller Ready To Move.Not A Short Sale.
 Buyers To Verify Suare Footage.



Addr: 3970 Sepulveda 308, Torrance
Area: South Torrance **MLS #:** S08137426
OP: \$508,000
LP: \$489,000 **SP:** \$440,000 **Apx SF:** 1,500
LD: 09/24/2008 **SD:** 10/27/2009 **\$/SF:** \$293.33
Beds: 2 **Bath To:** 2.00 **LotSF:**
YBl: 2007 **Prking:** Garage Door Opener, **DOM:** 309
Elem: **Mid:** **High:**

Property Description: Reported To Be One Of The Finest New Condo Construction Projects In The South Bay Today! Ideally Located In South Torrance For Seniors Who Can Invest In A New Prestigious Condo Home Of High Quality, Comfort, Locked Entry, Walking Distance To Everything, And Be Only Minutes Away From Thier Loved Ones. Each Custom Home On One Level With No Stairs. No Upgrades Needed. Personal Laundry Room Inside Each Unit. Extra Large Kitchens With Center Island And Granite Tops. Each Unit Faces Central Outdoor Courtyard Filled With Trees, Lush Landscaping, Benches And Street Lights.



Addr: 3970 Sepulveda 311, Torrance
Area: South Torrance **MLS #:** S09047330
OP: \$471,000
LP: \$471,000 **SP:** \$442,000 **Apx SF:** 1,420
LD: 04/27/2009 **SD:** 10/29/2009 **\$/SF:** \$311.27
Beds: 2 **Bath To:** 2.00 **LotSF:**
YBl: 2007 **Prking:** Garage Door Opener, **DOM:** 87
Elem: **Mid:** **High:**

Property Description: Reported To Be One Of The Finest New Condo Construction Projects In The South Bay Today! Ideally Located In South Torrance For Seniors Who Can Invest In A New Prestigious Condo Home Of High Quality, Comfort, Locked Entry, Walking Distance To Everything, And Be Only Minutes Away From Thier Loved Ones. Each Custom Home On One Level With No Stairs. No Upgrades Needed. Personal Laundry Room Inside Each Unit. Extra Large Kitchens With Center Island And Granite Tops. Each Unit Faces Central Outdoor Courtyard Filled With Trees, Lush Landscaping, Benches And Street Lights.

Closed Sale Properties



Addr: 3943 226Th St Torrance
Area: South Torrance **MLS #:** S09047855
OP: \$625,000
LP: \$625,000 **SP:** \$600,000 **Apx SF:** 1,700
LD: 04/21/2009 **SD:** 10/22/2009 **\$/SF:** \$352.94
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBl: 2008 **Prking:** Carport Attached **DOM:** 30
Elem: Arnold Elementary **Mid:** Richardson **High:** South High

Property Description: 16 Luxury Townhomes Located In The Heart Of Torrance. Classic Tuscan Inspired Architecture .Built In 2008,Each 1700 Sq Ft Unit Offers A 3 Bedrooms And 2 And A Half Bath. Enjoy A Luxurious Living At An Affordable Price. Custom European Cabinetry, Granite Countertops, Gourmet Appliances, Crown & Base Molding. Travertine Tile And Hardwood Floor. Decorative Wrought Iron Railings At Entry. Tiled Roof. Walk In Closets. Master Bath With Jacuzzi Tub And A Seperate Tiled Shower. 2 Car Garage And 2 Parking Spaces. Special Low Voltage Wiring For Multi Media And Security. Separate Laundry Area. Private Yard. Owners Pride. A Great Opportunity For Investors To Build Wealth In Real Estate. Investors With A Long Term Outlook Will Be Able To Realize Significant Returns When The Market Turns Around. A Must See!



Addr: 3935 West 226Th Torrance
Area: South Torrance **MLS #:** S09045363
OP: \$625,000
LP: \$625,000 **SP:** \$610,000 **Apx SF:** 1,700
LD: 04/21/2009 **SD:** 10/26/2009 **\$/SF:** \$358.82
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBl: 2008 **Prking:** Carport Attached **DOM:** 61
Elem: Arnold **Mid:** Richardson **High:** South High

Property Description: 16 Luxury Townhomes Located In The Heart Of Torrance. Classic Tuscan Inspired Architecture .Built In 2008,Each 1700 Sq Ft Unit Offers A 3 Bedrooms And 2 And A Half Bath. Enjoy A Luxurious Living At An Affordable Price. Custom European Cabinetry, Granite Countertops, Gourmet Appliances, Crown & Base Molding. Travertine Tile And Hardwood Floor. Decorative Wrought Iron Railings At Entry. Tiled Roof. Walk In Closets. Master Bath With Jacuzzi Tub And A Seperate Tiled Shower. 2 Car Garage And 2 Parking Spaces. Special Low Voltage Wiring For Multi Media And Security. Separate Laundry Area. Private Yard. Owners Pride. A Great Opportunity For Investors To Build Wealth In Real Estate. Investors With A Long Term Outlook Will Be Able To Realize Significant Returns When The Market Turns Around. A Must See!



Addr: 3931 West 226Th Torrance
Area: South Torrance **MLS #:** S09045345
OP: \$625,000
LP: \$646,000 **SP:** \$610,000 **Apx SF:** 1,700
LD: 04/21/2009 **SD:** 10/23/2009 **\$/SF:** \$358.82
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBl: 2008 **Prking:** Carport Attached **DOM:** 67
Elem: Arnold Elementary **Mid:** Richardson **High:** South High

Property Description: 16 Luxury Townhomes Located In The Heart Of Torrance. Classic Tuscan Inspired Architecture .Built In 2008,Each 1700 Sq Ft Unit Offers A 3 Bedrooms And 2 And A Half Bath. Enjoy A Luxurious Living At An Affordable Price. Custom European Cabinetry, Granite Countertops, Gourmet Appliances, Crown & Base Molding. Travertine Tile And Hardwood Floor. Decorative Wrought Iron Railings At Entry. Tiled Roof. Walk In Closets. Master Bath With Jacuzzi Tub And A Seperate Tiled Shower. 2 Car Garage And 2 Parking Spaces. Special Low Voltage Wiring For Multi Media And Security. Separate Laundry Area. Private Yard. Owners Pride. A Great Opportunity For Investors To Build Wealth In Real Estate. Investors With A Long Term Outlook Will Be Able To Realize Significant Returns When The Market Turns Around. A Must See!

Closed Sale Properties



Addr: 3923 West 226Th Torrance
Area: South Torrance **MLS #:** S09045356
OP: \$625,000
LP: \$646,000 **SP:** \$625,000 **Apx SF:** 1,700
LD: 04/21/2009 **SD:** 10/05/2009 **\$/SF:** \$367.65
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBlt: 2008 **Prking:** Carport Attached **DOM:** 105
Elem: Arnold Elementary **Mid:** Richardson **High:** South High

Property Description: 16 Luxury Townhomes Located In The Heart Of Torrance. Classic Tuscan Inspired Architecture .Built In 2008,Each 1700 Sq Ft Unit Offers A 3 Bedrooms And 2 And A Half Bath. Enjoy A Luxurious Living At An Affordable Price. Custom European Cabinetry, Granite Countertops, Gourmet Appliances, Crown & Base Molding. Travertine Tile And Hardwood Floor. Decorative Wrought Iron Railings At Entry. Tiled Roof. Walk In Closets. Master Bath With Jacuzzi Tub And A Seperate Tiled Shower. 2 Car Garage And 2 Parking Spaces. Special Low Voltage Wiring For Multi Media And Security. Separate Laundry Area. Private Yard. Owners Pride. A Great Opportunity For Investors To Build Wealth In Real Estate. Investors With A Long Term Outlook Will Be Able To Realize Significant Returns When The Market Turns Around. A Must See!



Addr: 3979 West 226Th Torrance
Area: South Torrance **MLS #:** S09070020
OP: \$639,000
LP: \$639,000 **SP:** \$639,000 **Apx SF:** 1,700
LD: 06/27/2009 **SD:** 10/06/2009 **\$/SF:** \$375.88
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBlt: 2008 **Prking:** Carport Attached, Dir **DOM:** 38
Elem: Arnold elementary **Mid:** Richardson **High:** South High

Property Description: 16 Luxury Townhomes Located In The Heart Of Torrance. Classic Tuscan Inspired Architecture .Built In 2008,Each 1700 Sq Ft Unit Offers A 3 Bedrooms And 2 And A Half Bath. Enjoy A Luxurious Living At An Affordable Price. Custom European Cabinetry, Granite Countertops, Gourmet Appliances, Crown & Base Molding. Travertine Tile And Hardwood Floor. Decorative Wrought Iron Railings At Entry. Tiled Roof. Walk In Closets. Master Bath With Jacuzzi Tub And A Seperate Tiled Shower. 2 Car Garage And 2 Parking Spaces. Special Low Voltage Wiring For Multi Media And Security. Separate Laundry Area. Private Yard. Owners Pride. A Great Opportunity For Investors To Build Wealth In Real Estate. Investors With A Long Term Outlook Will Be Able To Realize Significant Returns When The Market Turns Around. A Must See!



Addr: 5414 Rockview Torrance
Area: South Torrance **MLS #:** S09079317
OP: \$665,000
LP: \$649,000 **SP:** \$640,000 **Apx SF:** 834
LD: 07/22/2009 **SD:** 10/05/2009 **\$/SF:** \$767.39
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,000
YBlt: 1952 **Prking:** **DOM:** 35
Elem: Seaside **Mid:** Calle Mayor **High:** South

Property Description: Here Is Your Chance To Affordably Move In To The Acclaimed "Seaside Ranchos" Neighborhood Of South Torrance Known For Its Annual Holiday Lights Display, Award Winning Schools, Quiet Secluded Streets, Friendly Neighbors And Proximity To The Beach And Riviera Village. This Home Is Gorgeous From The Curb, Throughout To The Backyard. Move In And Enjoy All Of The Upgrades Including: Hardwood Floors, Travertine Tiles In Kitchen And Bath, New Appliances, Crown Moldings Throughout, Recessed Lighting, Surround Sound Audio System, Living Room Pre-Wired For Flat Screen Tv, Automated Garage Door, Real Wood Pergola Patio Cover With Mature Grape Vines. Private Backyard Boasts Lush Landscape With Grassy Backyard Surrounded By Trees, Jacuzzi, Koi Pond, And Charming Brick Patio. Home Is Located On Quiet Secluded Street, Close To Sea Aire Golf Course And Schools. This Is A Turn Key Home In A Great Location At A Rock Bottom Price.

Closed Sale Properties



Addr: 22214 Shadycroft Torrance
Area: South Torrance **MLS #:** 09393453
OP: \$695,000
LP: \$695,000 **SP:** \$715,500 **Apx SF:** 875
LD: 08/24/2009 **SD:** 10/09/2009 **\$/SF:** \$817.71
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,300
YBlt: 1952 **Prking:** Garage **DOM:** 11
Elem: Seaside **Mid:** Calle Mayor **High:** South

Property Description: Completely Remodeled, Turn-Key Home In Great South Torrance Neighborhood. Hilltop Location W/ Views Of Palos Verdes Hills & Ocean. Walk To Beach. Everything Is New: Central Heat & A/C, Roof, Plumbing, Electrical, Doors & Windows, Kitchen Cabinets W/ Granite, New Range, Micro, Dishwasher, Laundry Hookup Inside, Bath W/ Travertine Tile & Spa Tub, Low Voltage Recessed Lighting Throughout, Crown & Base Molding, Refinished Wood Floors, Auto Garage Dr, Slate Walk & Porch, Landscaping W/ Auto Sprinkler



Addr: 3926 West 231St Place Torrance
Area: South Torrance **MLS #:** V09090393
OP: \$800,000
LP: \$800,000 **SP:** \$805,000 **Apx SF:** 2,330
LD: 08/19/2009 **SD:** 10/15/2009 **\$/SF:** \$345.49
Beds: 4 **Bath To:** 3.00 **LotSF:** 5,900
YBlt: 1964 **Prking:** Direct Garage Acces **DOM:** 10
Elem: Arnold Elementary **Mid:** Calle Mayor Middle **High:** South Torrance Hig

Property Description: This Home Feels Great From The Moment You Enter, & It'S On A Pretty, Quiet Street! It'S Nicely Remodeled, Has Super Natural Lighting Thruout, & Offers A Spacious, Comfortable Feeling. Enter Thru Double Doors To The Terrific Living Rm W/Wood Floors, Tall Ceilings, Gorgeous Slate Fireplace, & Wall Of Windows W/Views To The Calming, Lush, Tropical Rear Yard. The Granite Kitchen Is Lovely W/ Garden Window, & Attached Casual Eating Area W/ Views & Access To Rear Yard & Patio Area. You'LI Love The Giant Step-Down Family Room With Beautiful Custom Built-In Cabinets, Toy Storage, & Sliders To The Bubbling Spa In Yard! 1 Bdrm Downstairs Off Family Rm...Perfect For In-Laws! The Large Master Has A Pretty Remodeled Bath. New Interior Paint. 2 Car Gar. W/ Direct Access. The Owners Also Have A Sought After 20 X 20 Ft. City Garden Plot At The Lago Seco Park, Just A Block Away, That New Owners May Take Over Remaining Two Years Of Lease & May Have Option To Renew For Another 3 Yrs.



Addr: 23002 Doris Way Torrance
Area: South Torrance **MLS #:** S09044336
OP: \$2,497,000
LP: \$2,100,000 **SP:** \$1,947,500 **Apx SF:** 5,257
LD: 04/17/2009 **SD:** 10/27/2009 **\$/SF:** \$370.46
Beds: 5 **Bath To:** 5.00 **LotSF:** 16,580
YBlt: 1990 **Prking:** Direct Garage Acces **DOM:** 161
Elem: Seaside Elementary **Mid:** Calle Mayor **High:** South High

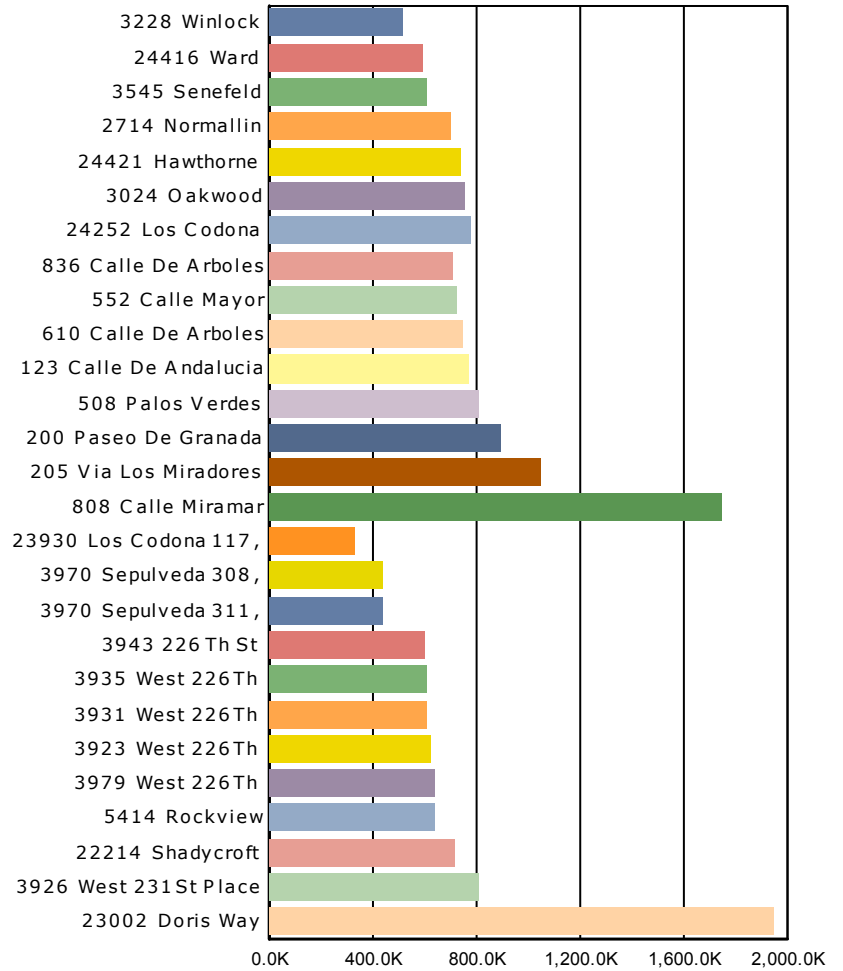
Property Description: Location, Location, Location! Relax By The Pool Or Wander The Spacious Grounds Knowing You Are Just Minutes From Shopping, Beaches, Restaurants, Recreation And Schools. A Rare Opportunity To Own And Enjoy A Secluded Rural Estate In The Middle Of Torrance'S Most Prestigious Tree Lined Community, Seaside Ranchos. This Magnificent 5,257 Sq. Ft. Custom Designed 5 Bedroom, 4 1/2 Bath Home With A Flowing Floor Plan Offers Luxury And Convenience And Beckons To Be Used. It Has A 934 Sq. Ft. Fully Built Out Basement With An Exercise Room And A Separate Game Room With A Pool Table, Wet Bar And A Full Bath. An Entertainers Delight With An Island Kitchen, Formal Dining Room, Elevator, Library, Parlor, Wine Cellar And Separate Maid'S Entrance. Custom Upgrades Include High Ceilings, Crown Moldings, Leaded Glass Windows, Crystal Chandeliers, Slate Tile Roofing Add To The Elegance! All Encased By A Grand Wrap Around Veranda. The Home Boasts A 3 Car Garage With A Huge Gated 4 Car Or Rv Parking Area.

Date: 11/8/2009

CMA Pro Report

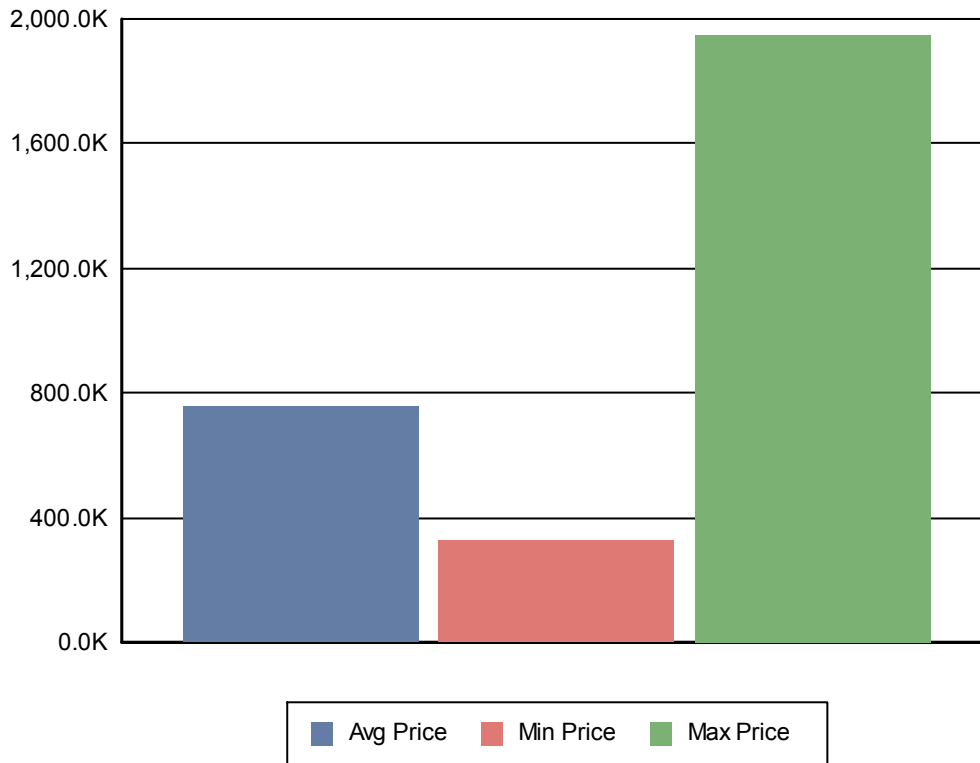
Closed Sale Properties

Total # of Listings	27
Lowest Price	\$330,000
Highest Price	\$1,947,500
Average Price	\$760,015
Avg. Price/SqFt	\$430.05
Avg DOM	91



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$330,000	\$1,947,500	\$760,015	\$430.05
Totals / Averages	\$330,000	\$1,947,500	\$760,015	\$430.05

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3228 Winlock Torrance	\$559,000	\$515,000	67	-%7.87	\$460.64
24416 Ward Torrance	\$599,000	\$589,000	35	-%1.67	\$402.60
3545 Senefeld Torrance	\$749,000	\$610,000	136	-%18.56	\$264.30
2714 Normallin Torrance	\$699,000	\$699,000	11	%0.00	\$472.94
24421 Hawthorne Torrance	\$900,000	\$737,410	38	-%18.07	\$198.55
3024 Oakwood Torrance	\$749,000	\$755,000	165	%0.80	\$448.87
24252 Los Codona Torrance	\$775,000	\$775,000	6	%0.00	\$392.80
836 Calle De Arboles Redondo Beach	\$699,000	\$705,000	77	%0.86	
552 Calle Mayor Redondo Beach	\$724,900	\$720,000	5	-%0.68	\$511.00
610 Calle De Arboles Redondo Beach	\$775,000	\$746,000	175	-%3.74	\$531.72
123 Calle De Andalucia Redondo Beach	\$782,000	\$770,000	280	-%1.53	\$491.70
508 Palos Verdes Redondo Beach	\$804,500	\$805,000	7	%0.06	\$428.65
200 Paseo De Granada Redondo Beach	\$995,000	\$890,000	63	-%10.55	\$532.62
205 Via Los Miradores Redondo Beach	\$1,145,000	\$1,050,000	224	-%8.30	\$458.12
808 Calle Miramar Redondo Beach	\$1,869,000	\$1,750,000	109	-%6.37	\$533.70
23930 Los Codona 117, Torrance	\$354,900	\$330,000	132	-%7.02	\$333.33
3970 Sepulveda 308, Torrance	\$489,000	\$440,000	309	-%10.02	\$293.33
3970 Sepulveda 311, Torrance	\$471,000	\$442,000	87	-%6.16	\$311.27
3943 226Th St Torrance	\$625,000	\$600,000	30	-%4.00	\$352.94

Date: 11/8/2009

CMA Pro Report

3935 West 226Th Torrance	\$625,000	\$610,000	61	-%2.40	\$358.82
3931 West 226Th Torrance	\$646,000	\$610,000	67	-%5.57	\$358.82
3923 West 226Th Torrance	\$646,000	\$625,000	105	-%3.25	\$367.65
3979 West 226Th Torrance	\$639,000	\$639,000	38	%0.00	\$375.88
5414 Rockview Torrance	\$649,000	\$640,000	35	-%1.39	\$767.39
22214 Shadycroft Torrance	\$695,000	\$715,500	11	%2.95	\$817.71
3926 West 231St Place Torrance	\$800,000	\$805,000	10	%0.63	\$345.49
23002 Doris Way Torrance	\$2,100,000	\$1,947,500	161	-%7.26	\$370.46
Total Averages	\$798,678	\$760,015	91	%-4.41	\$430.05

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	3228 Winlock	3	1.00	1,118	1950	\$559,000	\$515,000	10/21/2009	67
S	24416 Ward	3	3.00	1,463	2008	\$599,000	\$589,000	10/16/2009	35
S	3545 Senefeld	5	2.00	2,308	1949	\$749,000	\$610,000	10/13/2009	136
S	2714 Normallin	4	3.00	1,478	1953	\$699,000	\$699,000	09/25/2009	11
S	24421 Hawthorne	3	2.00	3,714	1960	\$900,000	\$737,410	10/23/2009	38
S	3024 Oakwood	3	2.00	1,682	1976	\$749,000	\$755,000	10/23/2009	165
S	24252 Los Codona	3	2.00	1,973	1943	\$775,000	\$775,000	10/01/2009	6
S	836 Calle De Arboles	3	1.75		1948	\$699,000	\$705,000	10/26/2009	77
S	552 Calle Mayor	3	2.00	1,409	1954	\$724,900	\$720,000	10/30/2009	5
S	610 Calle De Arboles	3	2.00	1,403	1948	\$775,000	\$746,000	10/28/2009	175
S	123 Calle De Andalucia	3	2.00	1,566	1948	\$782,000	\$770,000	10/28/2009	280
S	508 Palos Verdes	2	2.00	1,878	1954	\$804,500	\$805,000	10/15/2009	7
S	200 Paseo De Granada	2	2.00	1,671	1948	\$995,000	\$890,000	10/12/2009	63
S	205 Via Los Miradores	4	4.00	2,292	1955	\$1,145,000	\$1,050,000	10/24/2009	224
S	808 Calle Miramar	4	5.00	3,279	2008	\$1,869,000	\$1,750,000	10/07/2009	109
S	23930 Los Codona 117	2	2.00	990	1970	\$354,900	\$330,000	10/20/2009	132
S	3970 Sepulveda 308	2	2.00	1,500	2007	\$489,000	\$440,000	10/27/2009	309
S	3970 Sepulveda 311	2	2.00	1,420	2007	\$471,000	\$442,000	10/29/2009	87
S	3943 226Th St	3	3.00	1,700	2008	\$625,000	\$600,000	10/22/2009	30
S	3935 West 226Th	3	3.00	1,700	2008	\$625,000	\$610,000	10/26/2009	61
S	3931 West 226Th	3	3.00	1,700	2008	\$646,000	\$610,000	10/23/2009	67
S	3923 West 226Th	3	3.00	1,700	2008	\$646,000	\$625,000	10/05/2009	105
S	3979 West 226Th	3	3.00	1,700	2008	\$639,000	\$639,000	10/06/2009	38
S	5414 Rockview	2	1.00	834	1952	\$649,000	\$640,000	10/05/2009	35
S	22214 Shadycroft	3	1.00	875	1952	\$695,000	\$715,500	10/09/2009	11
S	3926 West 231St Place	4	3.00	2,330	1964	\$800,000	\$805,000	10/15/2009	10
S	23002 Doris Way	5	5.00	5,257	1990	\$2,100,000	\$1,947,500	10/27/2009	161