

## Closed Sale Properties



**Addr:** 18510 Falda Torrance  
**Area:** N Torrance - West **MLS #:** S09080363  
**OP:** \$299,000  
**LP:** \$299,000 **SP:** \$290,000 **Apx SF:** 808  
**LD:** 07/24/2009 **SD:** 09/28/2009 **\$/SF:** \$358.91  
**Beds:** 2 **Bath To:** 1.00 **LotSF:** 5,000  
**YBl:** 1950 **Prking:** **DOM:** 14  
**Elem:** **Mid:** **High:**

**Property Description:** Not A Short Sale! This Is A Rare Opportunity To Pick Up A Standard Sale Fixer Being Sold As-Is. 2 Bed, 1 Bath House On A 5,000 Sf Lot In North Torrance. Someone With Great Vision Will See The Potential And Value! Come Take A Look! Detached Garage Appears To Have Been Used As Living Area Or Guest Quarters At One Time. This Is Not A Bank Owned Property, Just A Great Opportunity For Investor Or Future Homeowner.



**Addr:** 4106 West 180Th Torrance  
**Area:** N Torrance - West **MLS #:** F1817090  
**OP:** \$300,000  
**LP:** \$300,000 **SP:** \$380,000 **Apx SF:** 1,309  
**LD:** 08/12/2009 **SD:** 09/21/2009 **\$/SF:** \$290.30  
**Beds:** 4 **Bath To:** 2.00 **LotSF:** 5,208  
**YBl:** 1955 **Prking:** **DOM:** 41  
**Elem:** **Mid:** **High:**

**Property Description:** Fixer Alert! Fixer Alert! Great 4Br Fixer In A Quiet Torrance Neighborhood. Great Floor Plan, Hardwood Floors, Dining Area And Covered Patio. 4Th Bedroom Is Detached And Has Laundry Facilities In An Attached Separate Room. Great Bones And Great Price. Check Out The Comps! Brokers Please Read Private Remarks For Further Info. Please Be Advised That This Home May/May Not Contain An Environmental Condition That Could Affect A Persons Health. By Entering This Property You Do So At Your Own Health Risk, Owners Or Brokers Are Not Liable.



**Addr:** 3331 190Th Torrance  
**Area:** N Torrance - West **MLS #:** S09063123  
**OP:** \$364,999  
**LP:** \$364,999 **SP:** \$385,000 **Apx SF:** 872  
**LD:** 06/09/2009 **SD:** 09/30/2009 **\$/SF:** \$441.51  
**Beds:** 3 **Bath To:** 1.00 **LotSF:** 5,000  
**YBl:** 1951 **Prking:** RV Access/Parking **DOM:** 76  
**Elem:** **Mid:** **High:**

**Property Description:** Great 3 Bedroom, 1 Bath Home With Picture Window At The Front. Remodeled Kitchen With Covered Patio. Great Neighborhood And Winning Torrance Schools. New Windows. Landscaped Yard. Large Backyard With Detached Large Garage. Large Entry Gate Into Rear Driveway With Ample Parking For Extra Cars. A R3 As Per Assessor Data. A Must See!

## Closed Sale Properties



**Addr:** 17311 Prairie Torrance  
**Area:** N Torrance - West **MLS #:** K09082339  
**OP:** \$405,900  
**LP:** \$405,900 **SP:** \$406,000 **Apx SF:** 1,139  
**LD:** 07/29/2009 **SD:** 09/10/2009 **\$/SF:** \$356.45  
**Beds:** 3 **Bath To:** 1.00 **LotSF:** 5,100  
**YBlt:** 1953 **Prking:** Direct Garage Acces **DOM:** 9  
**Elem:** **Mid:** **High:**

**Property Description:** Very Nice! Listed At A Great Price... Must See!! Wont Last!



**Addr:** 3428 West 187Th Torrance  
**Area:** N Torrance - West **MLS #:** S09079249  
**OP:** \$407,900  
**LP:** \$407,900 **SP:** \$425,000 **Apx SF:** 1,104  
**LD:** 07/21/2009 **SD:** 09/25/2009 **\$/SF:** \$384.96  
**Beds:** 2 **Bath To:** 1.00 **LotSF:** 6,000  
**YBlt:** 1950 **Prking:** Garage Door Opener, **DOM:** 20  
**Elem:** YUKON **Mid:** MAGRUDER **High:** NORTH

**Property Description:** Beautiful Family Home. With Improvements Over \$40,000 With Energy Saving Windows, Doors And Flex On Textured Coating.

One Story Turnkey. Large Bedroom. 2 Patios. One Is Covered To Entertain Family And Friends. Large Entry For 2 Car Garage And Rv Parking Corner Lot . Large Back Yard With Sprinklers. Close To Award Winning Torrance Schools Close To 405 Freeway, Beach And Walking Distance To Park.



**Addr:** 4122 West 177Th Torrance  
**Area:** N Torrance - West **MLS #:** T09078879  
**OP:** \$450,000  
**LP:** \$450,000 **SP:** \$470,000 **Apx SF:** 1,340  
**LD:** 07/20/2009 **SD:** 09/28/2009 **\$/SF:** \$350.75  
**Beds:** 4 **Bath To:** 2.00 **LotSF:** 5,300  
**YBlt:** 1952 **Prking:** **DOM:** 10  
**Elem:** **Mid:** **High:**

**Property Description:** This One Story Single Family Home Has Tons Of Potential, Corian Counter Tops In The Kitchen And Updates Throughout. Property Needs Minor Cosmetic Work And Seller Wishes To As As Is.

## Closed Sale Properties



**Addr:** 16703 Faysmith Torrance  
**Area:** N Torrance - West **MLS #:** S09086066  
**OP:** \$469,000  
**LP:** \$469,000 **SP:** \$477,500 **Apx SF:** 1,627  
**LD:** 08/08/2009 **SD:** 09/15/2009 **\$/SF:** \$293.48  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,775  
**YBl:** 1952 **Prking:** Garage Door Opener, **DOM:** 7  
**Elem:** Carr **Mid:** Magruder **High:** North

**Property Description:** Property Located In Very Nice Area Of North Torrance On A Quiet Tree-Lined Street. Home Has Nice Curb Appeal With Its Brand New Landscaping Throughout The Property. The Home Also Features Copper Plumbing, New Abs Sewer Line, Newer Single Layer Roof, Finished Garage With Exhaust Fan With Outlets Galore. Interior Of Home Just Needs Some Modernizing And Updating With Paint, Floor Coverings, Etc. Original Kitchen And Baths, But Kept In Very Good Condition. Fireplace In Living Room, Master Bedroom Has Attached 3/4 Bath, Hardwood Floors Under Carpeting, Newer Forced Air Heating. Large Step Down Family Room. Home Fully Wired For Computer And Security. Storage Shed In Backyard. Very Well Priced For Size & Condition, Will Not Last Long!



**Addr:** 4040 West 184Th Torrance  
**Area:** N Torrance - West **MLS #:** S09079978  
**OP:** \$519,900  
**LP:** \$519,900 **SP:** \$529,500 **Apx SF:** 1,850  
**LD:** 07/23/2009 **SD:** 09/18/2009 **\$/SF:** \$286.22  
**Beds:** 4 **Bath To:** 2.00 **LotSF:** 5,400  
**YBl:** 1954 **Prking:** Driveway **DOM:** 2  
**Elem:** **Mid:** **High:**

**Property Description:** **\*\*Best Value In North Torrance\*\*** New Interior Paint, Exterior Paint, Carpet, Vinyl Flooring, Doors, Doorknobs, Light Fixtures, (6) New Vinyl Windows. Fantastic Family Home, 4 Bedrooms, 2 Remodeled Bathrooms, Over 500 Sq. Ft. Family Room/Great Room With Used Brick Fireplace!!!! Open/Bright Remodeled Kitchen With Brand New Range/Oven Opens To Huge Family Room. Approx. 1850 Sq. Ft.(Taped) Of Living Area Includes Approx. 325 Sq. Ft. Of Unpermitted Area In Family Room That Was An Enclosed Patio(Buyer To Verify Any And All City Permits) Tax Assessor Shows 1524 Sq. Ft.. This Home Also Has A Very Bright Formal Living Room That Opens To Kitchen And Family Room. New Water Heater And Main Sewer Line Up To The Sidewalk. Roof And Wall Heater May Be In Need Of Repair, Buyer To Verify. Property To Be Sold In "As-Is" Condition.



**Addr:** 16523 Falda Torrance  
**Area:** N Torrance - West **MLS #:** S09077619  
**OP:** \$699,000  
**LP:** \$699,000 **SP:** \$670,000 **Apx SF:** 2,041  
**LD:** 07/15/2009 **SD:** 09/18/2009 **\$/SF:** \$328.27  
**Beds:** 4 **Bath To:** 3.00 **LotSF:** 9,970  
**YBl:** 2002 **Prking:** Direct Garage Acces **DOM:** 8  
**Elem:** Carr **Mid:** Casimer **High:** North High

**Property Description:** Just Like A New Home, Bright...Light...And Open And Very Private, - Vaulted Ceilings - Open Floor Plan - Custom Paint. 2 Private Courtyards For Enjoying Those South Bay Ocean Breezes. 4 Spacious Bedroom, Master Bedroom Suite Has 2 Closets, One Is A Walk-In, Private Bath With Granite Counter. Kitchen With Granite Counters, Opens Onto Family Room So You Can Enjoy Your Guests. The Family Room Has Vaulted Ceilings, Fabulous Fireplace. Central A.C. Parking: 2 Car Attached Garage With Extra Large Parking Space For Really Big And Beautiful R.V. & All Your Toys. You Can Finally Store Them At Home. You Have To See This Home, You Won'T Believe Your Eyes!

## Closed Sale Properties



**Addr:** 18932 Wilton Torrance  
**Area:** N Torrance - East **MLS #:** F1813597  
**OP:** \$365,000  
**LP:** \$365,000 **SP:** \$375,000 **Apx SF:** 1,012  
**LD:** 07/08/2009 **SD:** 08/28/2009 **\$/SF:** \$370.55  
**Beds:** 3 **Bath To:** 1.00 **LotSF:** 5,100  
**YBl:** 1951 **Prking:** **DOM:** 9  
**Elem:** **Mid:** **High:**

**Property Description:** Great Opportunity !!! Reo Property Sold As Is. 3 Bedroom, 1 Bath In Torrance. Near Shopping, Within Reasonable 20 Minutes Drive To Beach, Many Nearby Work Opportunities. Needs Tlc On Paint Both Exterior And Interior & Appliances. Unpermitted Addition Of A Second Kitchen, Living Room, Bedroom, Fireplace & Second Bathroom On Property.



**Addr:** 17038 Van Ness Torrance  
**Area:** N Torrance - East **MLS #:** S09079723  
**OP:** \$499,900  
**LP:** \$499,900 **SP:** \$499,900 **Apx SF:** 1,334  
**LD:** 07/22/2009 **SD:** 09/20/2009 **\$/SF:** \$374.74  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,100  
**YBl:** 1954 **Prking:** Garage Door Opener, **DOM:** 35  
**Elem:** Lincoln **Mid:** Casimir **High:** North Torrance

**Property Description:** Welcome To This 3 Bedroom, 1-3/4 Bath Charmer. This Family Home Is Located In A Sought After North Torrance Neighborhood And Features Over 1330 Square Feet Of Living Space, Which Includes A Cozy Den. You Will Also Love The Separate Dining Room As Well As The Eat-In Kitchen. Other Features Include A Sliding Glass Door Leading To The Private Rear Yard And A 2 Car Attached Garage. The Long Time Owner Has Lovingly Cared For This Special Home. Conveniently Located By Freeways, Shopping And Award Winning Torrance Schools. Not A Short Sale Or Reo.



**Addr:** 1901 West 187Th Torrance  
**Area:** N Torrance - East **MLS #:** S09073988  
**OP:** \$550,000  
**LP:** \$550,000 **SP:** \$550,000 **Apx SF:** 1,260  
**LD:** 07/08/2009 **SD:** 09/23/2009 **\$/SF:** \$436.51  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,517  
**YBl:** 1958 **Prking:** Direct Garage Acces **DOM:** 16  
**Elem:** **Mid:** **High:**

**Property Description:** Sparkling Wonderful 3 Bedroom 2 Bath Gold Medallion Home With New Carpet & Paint In Cul-De-Sac Street. One Level Home. Newer Kitchen Linoleum, Ceiling Fans In Both Kitchen/Dining & Master Bathroom. Dual Glazed Windows In Front Of House. Copper Plumbing. Water Filtering System. Patio Addition Is Approximately 200 Sq Feet. Low Maintenance Water-Saving Front & Backyard. Convenient To Freeway, Dining, Schools. Great Neighborhood!

## Closed Sale Properties



**Addr:** 18320 Dorman Torrance  
**Area:** N Torrance - East **MLS #:** S09075570  
**OP:** \$599,000  
**LP:** \$599,000 **SP:** \$550,000 **Apx SF:** 1,561  
**LD:** 07/12/2009 **SD:** 08/28/2009 **\$/SF:** \$352.34  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 6,390  
**YBl:** 1958 **Prking:** Direct Garage Acces **DOM:** 7  
**Elem:** ARLINGTON **Mid:** CASIMIR **High:** NORTH TORRANC

**Property Description:** Steinkamp Built Great North Torrance Location Walk To Arlington Elementary And Close To All Shopping Corner Of Dorman And 184Th Street Cul-De-Sac These Are Rare Homes And This One Needs Updating But Still A Solid Home Nice Large Living Room With Fireplace Original Owner Since 1958



**Addr:** 2712 West 167Th Torrance  
**Area:** N Torrance - East **MLS #:** S09060684  
**OP:** \$579,000  
**LP:** \$560,000 **SP:** \$560,000 **Apx SF:** 1,550  
**LD:** 06/02/2009 **SD:** 09/22/2009 **\$/SF:** \$361.29  
**Beds:** 4 **Bath To:** 2.00 **LotSF:** 5,190  
**YBl:** 1956 **Prking:** Garage Door Opener **DOM:** 8  
**Elem:** **Mid:** **High:**

**Property Description:** Beautifully Remodeled 4 Bedrooms, 2 Bath House In Excellent, Quiet Cul-De-Sac Neighborhood In Torrance. Living Room Has Brand New Distressed Hardwood Cherry Floors. Large Spacious Kitchen With Brand New Granite Counter Top. Brand New Patterned Carpet In All Bedrooms. Hallway Bathroom Has Brand New Cherry Vanity With Granite Counter Top. Recessed Lighting Throughout The House. Living Room Has Electronic Skylight That Can Be Opened And Closed. Interior And Exterior Of House Freshly Painted With Custom Colors. Double-Paned Windows And Sliding Door. Exterior Of House Decorated With Gorgeous Ledger Stone. House Is Completely Turnkey. Buyer Just Needs To Move In. Not A Reo, Not A Short Sale. A Regular Sale By Local Seller.



**Addr:** 18302 Wilton Torrance  
**Area:** N Torrance - East **MLS #:** S09062278  
**OP:** \$640,000  
**LP:** \$640,000 **SP:** \$640,000 **Apx SF:** 1,998  
**LD:** 06/05/2009 **SD:** 09/15/2009 **\$/SF:** \$320.32  
**Beds:** 4 **Bath To:** 2.00 **LotSF:** 5,356  
**YBl:** 1962 **Prking:** **DOM:** 102  
**Elem:** Arlington Elementar **Mid:** Casimir Middle **High:** North Torrance HS

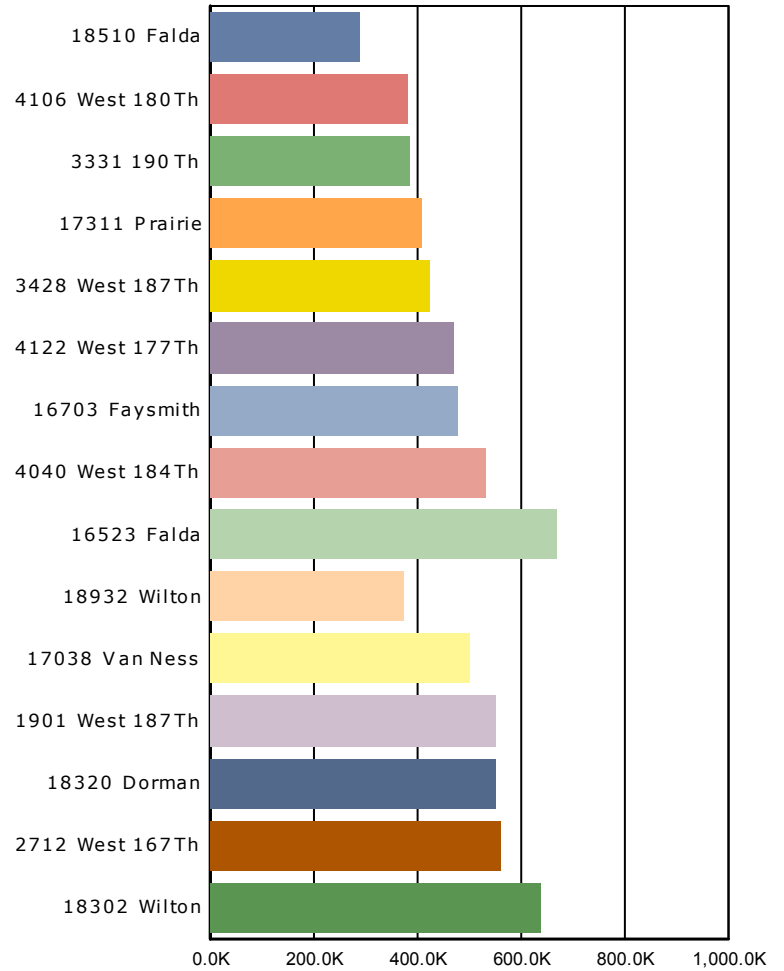
**Property Description:** Beautifully Remodeled 2 Story Home. Gourmet Kitchen With Granite Counter Top And Recessed Lighting. Large Den With Fireplace And Wet Bar (Tax Records Shows 4 Bedrooms And Currently 1 Bedroom Being Used As A Den), Sparkling Pool, And (Built-In) Barbeque Grill In The Backyard. Do Not Miss The Huge Storage Space Upstairs. Great North Torrance Location. Close To Parks, Walk To Arlington Elementary School- Close To All Freeways And Shopping.

Date: 10/27/2009

# CMA Pro Report

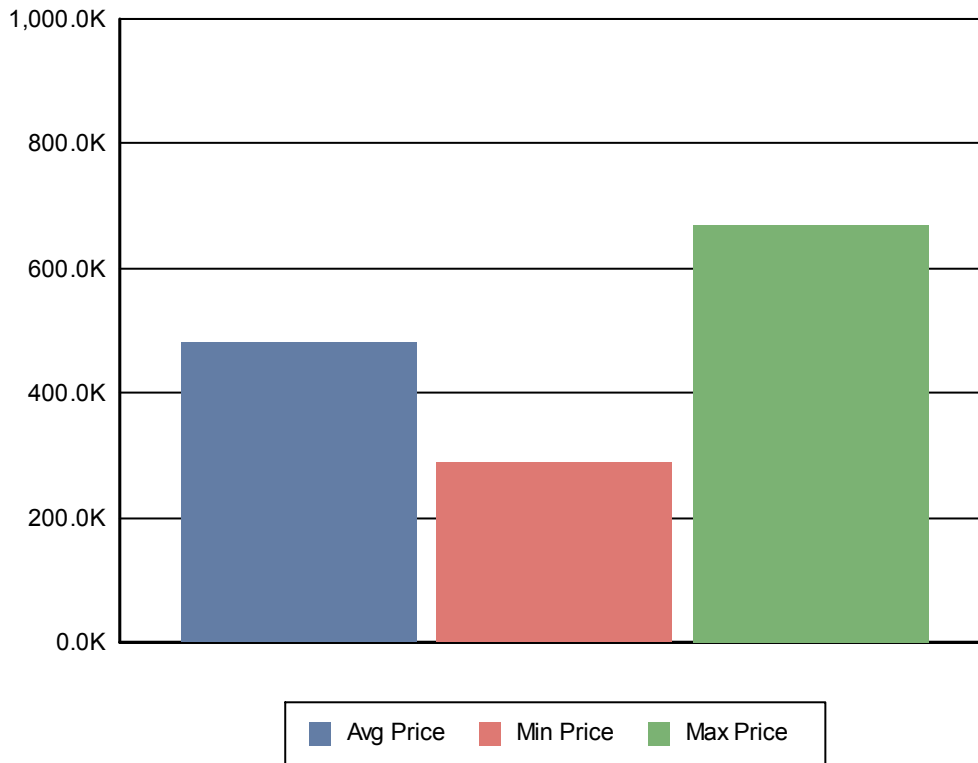
## Closed Sale Properties

Total # of Listings	<b>15</b>
Lowest Price	<b>\$290,000</b>
Highest Price	<b>\$670,000</b>
Average Price	<b>\$480,527</b>
Avg. Price/SqFt	<b>\$353.77</b>
Avg DOM	<b>24</b>



# CMA Pro Report

## Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$290,000	\$670,000	\$480,527	\$353.77
<b>Totals / Averages</b>	<b>\$290,000</b>	<b>\$670,000</b>	<b>\$480,527</b>	<b>\$353.77</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
18510 Falda Torrance	\$299,000	\$290,000	14	-%3.01	\$358.91
4106 West 180Th Torrance	\$300,000	\$380,000	41	%26.67	\$290.30
3331 190Th Torrance	\$364,999	\$385,000	76	%5.48	\$441.51
17311 Prairie Torrance	\$405,900	\$406,000	9	%0.02	\$356.45
3428 West 187Th Torrance	\$407,900	\$425,000	20	%4.19	\$384.96
4122 West 177Th Torrance	\$450,000	\$470,000	10	%4.44	\$350.75
16703 Faysmith Torrance	\$469,000	\$477,500	7	%1.81	\$293.48
4040 West 184Th Torrance	\$519,900	\$529,500	2	%1.85	\$286.22
16523 Falda Torrance	\$699,000	\$670,000	8	-%4.15	\$328.27
18932 Wilton Torrance	\$365,000	\$375,000	9	%2.74	\$370.55
17038 Van Ness Torrance	\$499,900	\$499,900	35	%0.00	\$374.74
1901 West 187Th Torrance	\$550,000	\$550,000	16	%0.00	\$436.51
18320 Dorman Torrance	\$599,000	\$550,000	7	-%8.18	\$352.34
2712 West 167Th Torrance	\$560,000	\$560,000	8	%0.00	\$361.29
18302 Wilton Torrance	\$640,000	\$640,000	102	%0.00	\$320.32
<b>Total Averages</b>	<b>\$475,307</b>	<b>\$480,527</b>	<b>24</b>	<b>%2.12</b>	<b>\$353.77</b>

**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	18510 Falda	2	1.00	808	1950	\$299,000	\$290,000	09/28/2009	14
S	4106 West 180Th	4	2.00	1,309	1955	\$300,000	\$380,000	09/21/2009	41
S	3331 190Th	3	1.00	872	1951	\$364,999	\$385,000	09/30/2009	76
S	17311 Prairie	3	1.00	1,139	1953	\$405,900	\$406,000	09/10/2009	9
S	3428 West 187Th	2	1.00	1,104	1950	\$407,900	\$425,000	09/25/2009	20
S	4122 West 177Th	4	2.00	1,340	1952	\$450,000	\$470,000	09/28/2009	10
S	16703 Faysmith	3	2.00	1,627	1952	\$469,000	\$477,500	09/15/2009	7
S	4040 West 184Th	4	2.00	1,850	1954	\$519,900	\$529,500	09/18/2009	2
S	16523 Falda	4	3.00	2,041	2002	\$699,000	\$670,000	09/18/2009	8
S	18932 Wilton	3	1.00	1,012	1951	\$365,000	\$375,000	08/28/2009	9
S	17038 Van Ness	3	2.00	1,334	1954	\$499,900	\$499,900	09/20/2009	35
S	1901 West 187Th	3	2.00	1,260	1958	\$550,000	\$550,000	09/23/2009	16
S	18320 Dorman	3	2.00	1,561	1958	\$599,000	\$550,000	08/28/2009	7
S	2712 West 167Th	4	2.00	1,550	1956	\$560,000	\$560,000	09/22/2009	8
S	18302 Wilton	4	2.00	1,998	1962	\$640,000	\$640,000	09/15/2009	102