

Closed Sale Properties



Addr: 22033 Anza Torrance
Area: Southwood **MLS #:** S09068516
OP: \$594,000
LP: \$549,000 **SP:** \$530,500 **Apx SF:** 1,120
LD: 06/23/2009 **SD:** 09/05/2009 **\$/SF:** \$473.66
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,620
YBl: 1955 **Prking:** Driveway, Private **DOM:** 42
Elem: **Mid:** **High:** West Torrance HS

Property Description: This Property Is A Solid Buy In A Great Location. Buffered By A Service Road Off The Main Street And Close To All Schools, Shopping And Local Beaches. Sold As-Is In Need Of Cosmetic Repair But There Are Many Upgrades Already In Place Including: Newer Roof, Roll-Up Garage Door, Forced-Air Heating, Re-Stuccoed, Copper Plumbing And A Large Yard Nicely Landscaped With Automatic Sprinklers.



Addr: 21302 Ladeene Torrance
Area: Southwood **MLS #:** S09087343
OP: \$679,900
LP: \$679,900 **SP:** \$690,000 **Apx SF:** 1,788
LD: 08/12/2009 **SD:** 09/18/2009 **\$/SF:** \$385.91
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,400
YBl: 1956 **Prking:** **DOM:** 8
Elem: **Mid:** **High:**

Property Description: Charming 3 Bedroom 1.75 Bath West Torrance / Southwood Home. Huge Vaulted Living Room With Fireplace. Looking Into A Beautifully Landscape Private Back Yard. Surrounded By Tall Trees. Very Secluded. New Garage Door/ Remodeled Garage. New Gate. Freshly Painted Inside. Great For Entertainment. Open Kitchen With Long Counter. Quiet Neighborhood. One Block Away From Del Amo Fashion Center, Hospital And Restaurants. Located About One And A Quarter Mile To The Ocean. Don'T Miss Out On A Great Opportunity. Priced To Sell Fast!



Addr: 5125 Cathann Torrance
Area: Southwood **MLS #:** S09046504
OP: \$759,000
LP: \$729,000 **SP:** \$720,000 **Apx SF:** 2,162
LD: 04/24/2009 **SD:** 09/01/2009 **\$/SF:** \$333.02
Beds: 4 **Bath To:** 3.00 **LotSF:** 6,720
YBl: 1955 **Prking:** Garage Door Opener, **DOM:** 130
Elem: Anza **Mid:** Jefferson **High:** West

Property Description: If You Need More Room Then This Is The Home For You. Large Four Bedroom Home With A Master Bedroom, Formal Living Room, Step Down Family Room With Fireplace And Another Large Room Off The Family Room Which Can Be Used As A Game Room For The Kids. Extra Deep Garage For Boat, Etc. Garage Is Detached So You Can Gate The Middle Of The Driveway And Create A Safe Place For The Kids To Play. Large Extended Kitchen With Lots Of Cabinets, Built-Ins, Etc. Dining Area, Forced Air Heating, Copper Plumbing And A/C. Three Bathrooms, Hardwood Floors Under Carpet, All On One Level. Nice Deck Between Garage And Home To Enjoy For Bbq'S Or Replace Deck With Sod For A Nice Grassy Area. Nice Street In One Of The Most Sought After West Torrance Neighborhoods- Enjoy Ocean Breezes, Convenient Location, Great Neighbors And Of Course Award Winning Anza, Jefferson And West High Schools.

Closed Sale Properties



Addr: 22034 Ladeene Torrance
Area: Southwood
OP: \$1,239,000
LP: \$925,000
LD: 02/05/2009
Beds: 4
YBl: 1989
Elem: Jefferson

SP: \$875,000
SD: 09/02/2009
Bath To: 3.00
Prking: Direct Garage Acces
Mid: Anza

MLS #: S09016120
Apx SF: 3,976
\$/SF: \$220.07
LotSF: 5,530
DOM: 161
High: West High School

Property Description: New Price Reduction Outstanding Opportunity To Own This Impressive Custom Built 4 Bedroom, 3 Bathroom Home Is In A Prime West High Area Location At An Attractive Price. It Offers An Outstanding Floor Plan Which Dramatically Utilizes Its Abundant 3,976 Sq. Ft. The Huge Gourmet Kitchen, With A 9 Foot Center Cooking Island, Features Corian Counter Tops, Built-In Refrigerator, 2 Large Pantries, Built In Double Oven, And Spacious Eating Area. The 850 Sq. Ft. Master Bedroom Suite Features A Large Jet-Tub And Over Sized Shower. The Bedroom Sitting Area Offers A Full Wet Bar W/Refrigerator, Lavish Dressing Area, And Ample Walk In Closet. The Living Room Features Vaulted Ceilings And A Cozy Fireplace Next To The Formal Dining Area. The Upstairs Bedrooms Provide Over Sized Living Space. Second Floor Laundry Chute Is Nearby A Versatile Separate Laundry Room With Sink And Built In Cabinets. Family Room With Charming Fireplace Features Built-In Speakers And 2Nd Wet Bar With Refrigerator.



Addr: 1413 West 220 Torrance
Area: West Torrance
OP: \$420,000
LP: \$420,000
LD: 05/29/2008
Beds: 2
YBl: 1938
Elem:

SP: \$310,000
SD: 09/07/2008
Bath To: 1.00
Prking:
Mid:

MLS #: P639500
Apx SF: 963
\$/SF: \$321.91
LotSF: 9,000
DOM: 488
High:

Property Description: Very Nice Property 2Bth 1Bath And This Property Have Additional One Little House With Permit 1Bth 1Bath Good Oportunity For First Buyer Your Living In One And Rent Other Have Driveway To 4 Car The Seller Is Very Motivated Are Your Ready Send Your Offert.



Addr: 19209 Anza Torrance
Area: West Torrance
OP: \$524,700
LP: \$524,700
LD: 06/25/2009
Beds: 3
YBl: 1954
Elem:

SP: \$542,000
SD: 08/31/2009
Bath To: 1.00
Prking:
Mid:

MLS #: F1812395
Apx SF: 1,112
\$/SF: \$487.41
LotSF: 5,900
DOM: 20
High:

Property Description: This Property Is Located On A Corner Lot. There Are Many Parks In The Immediate Area Such As, Dominguez Park, Franklin Park, La Romeria Park, Entradero Park. Located In A Desirable Area, A Few Miles East Of The Coast. Sold As Is Condition.

Closed Sale Properties



Addr: 21610 Anza Torrance
Area: West Torrance **MLS #:** S09017011
OP: \$650,000
LP: \$540,000 **SP:** \$550,000 **Apx SF:** 1,263
LD: 02/09/2009 **SD:** 09/11/2009 **\$/SF:** \$435.47
Beds: 4 **Bath To:** 2.00 **LotSF:** 5,400
YBl: 1956 **Prking:** **DOM:** 2
Elem: **Mid:** **High:**

Property Description: This Is An Approved Short Sale. 4 Bed 2 Bath House In A Nice Neighborhood. Previously Sold For \$695,000.00. This Will Not Last Long. House Will Be Sold As Is.



Addr: 4520 Deelane Torrance
Area: West Torrance **MLS #:** S09026351
OP: \$549,000
LP: \$549,000 **SP:** \$582,000 **Apx SF:** 1,116
LD: 03/04/2009 **SD:** 09/04/2009 **\$/SF:** \$521.51
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,200
YBl: 1955 **Prking:** **DOM:** 40
Elem: **Mid:** **High:**

Property Description: This Is An Adorable Family Home Located In The Desirable West High Area Of Torrance. Fantastically Priced, This Home Has So Many Great Qualities. Completely Remodeled Kitchen With All New Cabinets, Granite Counter Tops And A South Facing Dining Area. The Kitchen, Living Room (With Fireplace) And Dining Are All Open To Each Other And The Sunny Back Yard. Newer Hardwood Has Been Installed, The Outside Is Recently Painted And All New Dual Paned Windows Have Been Installed. Three Light And Bright Bedrooms Plus Two Bathrooms And Easy Care Back Yard Round Out The Home. Walk To Trader Joes, Shopping And Schools.



Addr: 20555 Mansel Torrance
Area: West Torrance **MLS #:** C09073362
OP: \$647,000
LP: \$629,000 **SP:** \$620,000 **Apx SF:** 1,520
LD: 07/06/2009 **SD:** 09/25/2009 **\$/SF:** \$407.89
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,970
YBl: 1962 **Prking:** Direct Garage Acces **DOM:** 35
Elem: **Mid:** **High:**

Property Description: Located At The End Of A Cul-De-Sac In A Great Quiet Neighborhood With Beautiful Mature Trees!! Home Has Newer Tile In Kitchen And Bathrooms. Home Features A Wood Floor Entry With Newer Linoleum Floors, Dishwasher, Oven, Water Heater And Garage Door !! Must See This Home To Appreciate Its Character And Private Like Setting!!

Closed Sale Properties



Addr: 19413 Beckworth Torrance
Area: West Torrance **MLS #:** S09084101
OP: \$619,000
LP: \$619,000 **SP:** \$625,000 **Apx SF:** 1,106
LD: 08/04/2009 **SD:** 09/11/2009 **\$/SF:** \$565.10
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,300
YBlt: 1954 **Prking:** Garage Door Opener **DOM:** 5
Elem: Towers **Mid:** Bert lynne **High:** West High School

Property Description: Adorable West Torrance Home. Located On A Nice Quiet Street In A Wonderful Family Neighborhood. The Living Room Has Hardwood Floors And Vaulted Ceilings With French Doors Leading Out To The Beautifully Enclosed Backyard. Nice Covered Patio Area Great For Entertaining. Newer Windows , Updated Kitchen And Bath. Recessed Lighting Throughout And Crown Molding. Forced Air And There Is Even Air Conditioning! The Electrical Has Been Upgraded And The House Has Been Copper Plumbed.(Buyer To Verify) Third Bedroom Has Had The Closet Taken Out. It Could Easily Be Put Back. This House Has Been Well Taken Care Of And Is Just Waiting For Its New Owner.



Addr: 20104 Hinsdale Torrance **MLS #:** S09082179
Area: West Torrance
OP: \$599,000
LP: \$599,000 **SP:** \$632,000 **Apx SF:** 1,112
LD: 07/29/2009 **SD:** 09/23/2009 **\$/SF:** \$568.35
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,656
YBlt: 1955 **Prking:** Direct Garage Acces **DOM:** 8
Elem: **Mid:** **High:** West

Property Description: Charming Family Home In Fabulous West High Neighborhood! This Property Has Been Very Well Maintained And Has Some Updating. Exposed Hardwood Flooring In Living Room, Dining, Hallway And One Bedroom--Under Carpet In Two Other Bedrooms. Kitchen Is Clean And Bright With Glass Pane Door Leading Out To Patio And Back Yard. Cozy Fireplace With Granite Hearth In Living Room. Some Upgrades Include Laundry Area With Stackable Washer And Dryer (Included In Sale), Copper Plumbing And Flush Mount Lighting With Dimmers In Kitchen, Living Room And Dining Area. This Home Also Has Forced Air Heating And Air Conditioning! One Bedroom Has Glass Slider Doors To Redwood Deck And Backyard. Both Front And Backyards Have Been Professionally Landscaped, Have Automatic Sprinklers And There Is A Beautiful Koi Pond With A Waterfall In The Back That Was Put In By An Award-Winning Landscaper Known For His Eco-Friendly Ponds. There Is A 2-Car Garage With A Workbench And Some Cabinets. Great Schools! Don'T Miss Out!!



Addr: 5405 Carmelynn Torrance **MLS #:** S09074229
Area: West Torrance
OP: \$649,000
LP: \$649,000 **SP:** \$660,000 **Apx SF:** 1,161
LD: 07/08/2009 **SD:** 09/07/2009 **\$/SF:** \$568.48
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,400
YBlt: 1956 **Prking:** Driveway **DOM:** 14
Elem: **Mid:** **High:** WESTHIGH

Property Description: Sharp Remodeled 3 Bedroom 2 Bath West High Home In Move In Condition - Remodeled Kitchen W Granite Counters + Baths, Newer Windows + Roof + Hardwood Floors + Forced Air Heating + Copper Plumbing(Vrf) + Recessed Lighting + Sprinklers & More - Remote Gate Across Driveway -No Pop Corn Ceilings - Close To The Sunnyglen Park Or West High - Curb Appeal - Great Property - Nice Back Yard For Outdoor Enjoyment - West Of Anza

Closed Sale Properties



Addr: 4242 Spencer Torrance
Area: West Torrance
OP: \$675,000
LP: \$675,000
LD: 08/11/2009
Beds: 3
YBl: 1989
Elem: Victor

SP: \$665,000
SD: 09/25/2009
Bath To: 4.00
Prking: Direct Garage Acces
Mid: Bert Lynn

MLS #: S09086978
Apx SF: 2,446
\$/SF: \$271.87
LotSF: 3,650
DOM: 10
High: West High School

Property Description: Located In The Gated Community Of Spencer Estates With A Community Pool & Spa, Recreation Room, And Beautiful Landscaping. Very Spacious Floor Plan Featuring 3Bedroom 3.5 Bath Plus Large Bonus Room Downstairs That Could Be Used As A Fourth Bedroom. The Master Bedroom Has Vaulted Ceiling, A Balcony, His & Hers Bathrooms With His & Hers Closets (1 Walk-In, 1 Wardrobe) And A Loft/Office. The Living Room & Dining Room Have A Gas And Wood Burning Fireplace And French Doors That Open On To A Front Patio. Downstairs Is A 300 Square Foot (Approx.) Bonus Room With Closet, A Separate Laundry Room And A Two Car Attached Garage. Forced Air And Central Air Conditioning Too. Hoa Dues Include Cable Tv, Trash And Earthquake Insurance.



Addr: 3919 Emerald Torrance
Area: West Torrance
OP: \$695,000
LP: \$675,000
LD: 06/11/2009
Beds: 4
YBl: 2000
Elem:

SP: \$682,000
SD: 09/02/2009
Bath To: 3.00
Prking: Garage Door Opener,
Mid:

MLS #: S577757
Apx SF: 2,336
\$/SF: \$291.95
LotSF: 3,624
DOM: 81
High:

Property Description: Fantastic Bargain For This 4 Bedroom 2 1/2 Home. This Is A Beautiful Home With An Open And Airy Floorplan. Spacious Gourmet Kitchen With Granite Countertops, Kitchen Aid Appliances And Both Casual And Formal Dining Area. Hardwood Floors In Living Area With Gas Fireplace. Large Master Bedroom With Separate Tub, Walk-In Shower Dual Vanities. Granite Counters In Both Upstairs Bathrooms. Mirrored Wardrobe In Master Bedroom With Walk-In Closets. Private Rear Yard With Patio. Newly Painted And Shows Great.



Addr: 21013 Annrita Torrance
Area: West Torrance
OP: \$749,900
LP: \$749,900
LD: 07/30/2009
Beds: 4
YBl: 1959
Elem: Victor

SP: \$749,000
SD: 09/23/2009
Bath To: 2.00
Prking: Direct Garage Acces
Mid: Bert Lynn

MLS #: S09082338
Apx SF: 1,493
\$/SF: \$501.67
LotSF: 10,490
DOM: 11
High: West High

Property Description: Fantastic West High Opportunity

Beautiful, Secluded Location On A Quiet Culdesac And Nestled On A Flat 10,490 Square Foot Lot. Bright And Sunny Floor Plan. Formal Living Room With Fireplace, Cheerful Kitchen With Attached Family/Dining Room. 4 Large Bedrooms And Remodeled Baths. Beautiful New Floors Throughout. Copper Plumbing, Forced Air Heat. Metal Tile 50 Year Roof With 30 Years Left. Beautiful 9' Deep Swimming Pool On Huge Lot With Lots Of Land Left. Great For Rv Parking And Children'S Play As The Lot Comes With An Electric Security Gate.

Walk To West High! Victor Elementary And Jefferson Middle Schools.

Closed Sale Properties



Addr: 19722 Ronald Torrance
Area: West Torrance **MLS #:** S09086867
OP: \$895,000
LP: \$895,000 **SP:** \$865,000 **Apx SF:** 2,119
LD: 08/11/2009 **SD:** 09/29/2009 **\$/SF:** \$408.21
Beds: 3 **Bath To:** 2.00 **LotSF:** 8,029
YBl: 1956 **Prking:** See Remarks **DOM:** 15
Elem: Towers **Mid:** Lynn **High:** West

Property Description: A Rare Opportunity To Buy A Beautiful Property On One Of The Most Cherished Streets In The Southbay. This Charming, Single Level Home Offers A Special Combination Of Location And Amenities That Rarely Comes To Market. The Huge 8029 Sf Lot Is One Of Only A Few That Has Direct Access To Entradero Park. The Expansive Back Yard Is Both Private And Beautiful, And Comes Complete With Two Patios, Large Shade Tree And Even Some Park Views. The 3 Bedroom, 2 Bath Home Is An Efficient 2112 Sf That Also Includes A Detached Office, Which Could Also Act As A 4Th Bedroom. The Massive Family Room Boasts A Fireplace, Wet Bar And Opens Directly Onto A Covered Patio And Back Yard. The Property Also Offer Compelling Growth Possibilities That Could Add Significant Square Footage. Rarely Can A Location Offer More For A Family! This Home Is Walking Distance To All Levels Of The Award Winning Towers, Lynn And West Schools And Two Parks. Redondo Pier And Area Beaches Are Just A Mile Away.



Addr: 4724 Asteria St. Torrance
Area: West Torrance **MLS #:** V09057846
OP: \$1,199,000
LP: \$1,099,000 **SP:** \$1,030,000 **Apx SF:** 3,348
LD: 05/26/2009 **SD:** 09/29/2009 **\$/SF:** \$307.65
Beds: 5 **Bath To:** 4.00 **LotSF:** 6,299
YBl: 1994 **Prking:** Direct Garage Acces **DOM:** 118
Elem: **Mid:** **High:** West

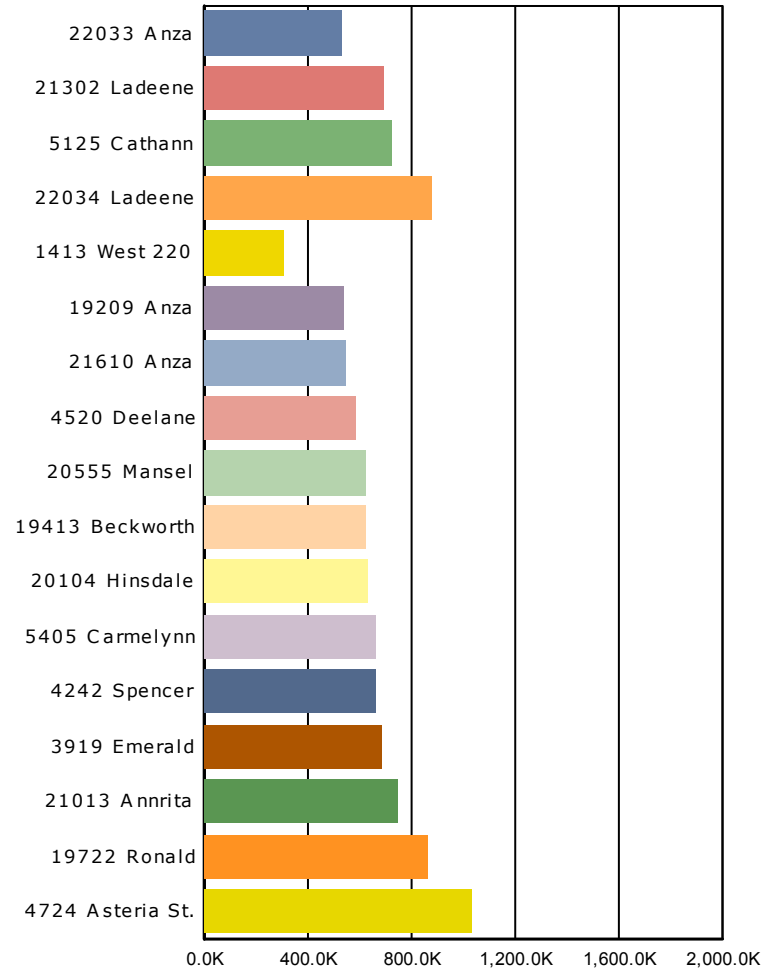
Property Description: Sought After Location In West Torrance, One Of The Best Street, Walk To Schools, Park & Library. Great West High School District. Stunning Two Story Home With Red-Tiled Roof, Built In 1994. Bright Living Room Has Bay Window, Formal Dining Room With Hardwood Floors, Large Kitchen With Corian Counters, Breakfast Area, Cozy Family Room. One Bedroom Downstairs Currently Used As An Office. There Are 4 Good Sized Bedrooms Upstairs, Two Of Them Are Suites & Another Two Are Jack & Jill. Laundry Room, Attached Two Car Garage With Direct Access. Huge Bonus Room Approx 430 Square Feet Not Included In The Square Footage, Some Palos Verdes Hill View From Upstairs Bedrooms.

Date: 10/27/2009

CMA Pro Report

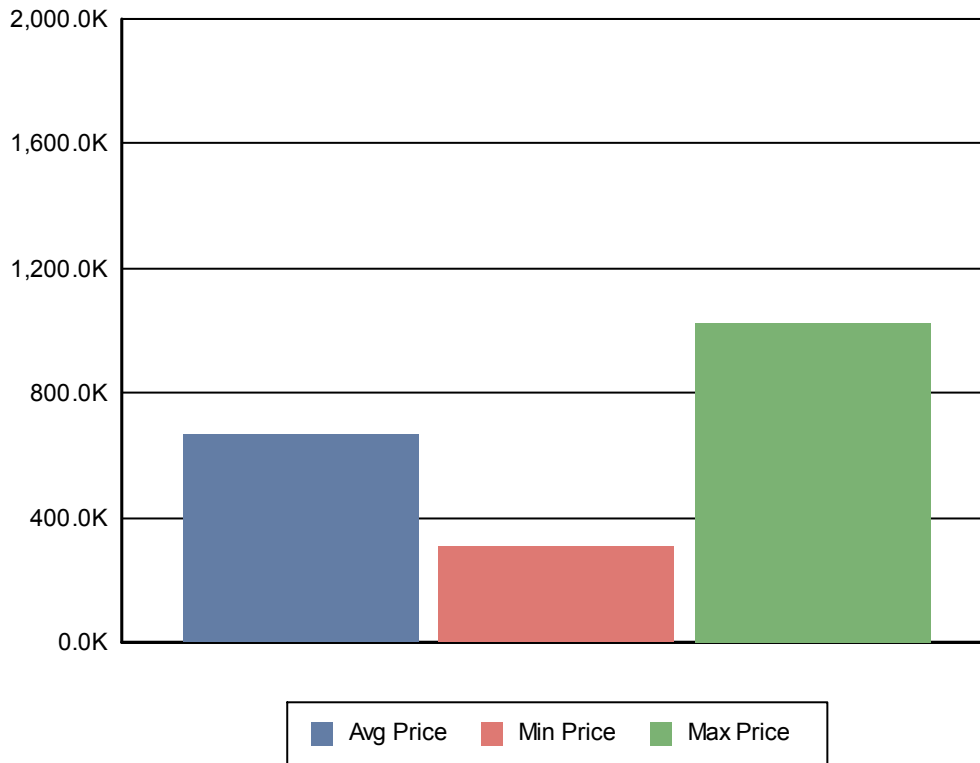
Closed Sale Properties

Total # of Listings	17
Lowest Price	\$310,000
Highest Price	\$1,030,000
Average Price	\$666,324
Avg. Price/SqFt	\$415.89
Avg DOM	70



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$310,000	\$1,030,000	\$666,324	\$415.89
Totals / Averages	\$310,000	\$1,030,000	\$666,324	\$415.89

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
22033 Anza Torrance	\$549,000	\$530,500	42	-%3.37	\$473.66
21302 Ladeene Torrance	\$679,900	\$690,000	8	%1.49	\$385.91
5125 Cathann Torrance	\$729,000	\$720,000	130	-%1.23	\$333.02
22034 Ladeene Torrance	\$925,000	\$875,000	161	-%5.41	\$220.07
1413 West 220 Torrance	\$420,000	\$310,000	488	-%26.19	\$321.91
19209 Anza Torrance	\$524,700	\$542,000	20	%3.30	\$487.41
21610 Anza Torrance	\$540,000	\$550,000	2	%1.85	\$435.47
4520 Deelane Torrance	\$549,000	\$582,000	40	%6.01	\$521.51
20555 Mansel Torrance	\$629,000	\$620,000	35	-%1.43	\$407.89
19413 Beckworth Torrance	\$619,000	\$625,000	5	%0.97	\$565.10
20104 Hinsdale Torrance	\$599,000	\$632,000	8	%5.51	\$568.35
5405 Carmelynn Torrance	\$649,000	\$660,000	14	%1.69	\$568.48
4242 Spencer Torrance	\$675,000	\$665,000	10	-%1.48	\$271.87
3919 Emerald Torrance	\$675,000	\$682,000	81	%1.04	\$291.95
21013 Annrita Torrance	\$749,900	\$749,000	11	-%0.12	\$501.67
19722 Ronald Torrance	\$895,000	\$865,000	15	-%3.35	\$408.21
4724 Asteria St. Torrance	\$1,099,000	\$1,030,000	118	-%6.28	\$307.65
Total Averages	\$676,853	\$666,324	70	%-1.59	\$415.89

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	22033 Anza	3	2.00	1,120	1955	\$549,000	\$530,500	09/05/2009	42
S	21302 Ladeene	3	2.00	1,788	1956	\$679,900	\$690,000	09/18/2009	8
S	5125 Cathann	4	3.00	2,162	1955	\$729,000	\$720,000	09/01/2009	130
S	22034 Ladeene	4	3.00	3,976	1989	\$925,000	\$875,000	09/02/2009	161
S	1413 West 220	2	1.00	963	1938	\$420,000	\$310,000	09/07/2008	488
S	19209 Anza	3	1.00	1,112	1954	\$524,700	\$542,000	08/31/2009	20
S	21610 Anza	4	2.00	1,263	1956	\$540,000	\$550,000	09/11/2009	2
S	4520 Deelane	3	2.00	1,116	1955	\$549,000	\$582,000	09/04/2009	40
S	20555 Mansel	3	2.00	1,520	1962	\$629,000	\$620,000	09/25/2009	35
S	19413 Beckworth	3	1.00	1,106	1954	\$619,000	\$625,000	09/11/2009	5
S	20104 Hinsdale	3	1.00	1,112	1955	\$599,000	\$632,000	09/23/2009	8
S	5405 Carmelynn	3	2.00	1,161	1956	\$649,000	\$660,000	09/07/2009	14
S	4242 Spencer	3	4.00	2,446	1989	\$675,000	\$665,000	09/25/2009	10
S	3919 Emerald	4	3.00	2,336	2000	\$675,000	\$682,000	09/02/2009	81
S	21013 Annrita	4	2.00	1,493	1959	\$749,900	\$749,000	09/23/2009	11
S	19722 Ronald	3	2.00	2,119	1956	\$895,000	\$865,000	09/29/2009	15
S	4724 Asteria St.	5	4.00	3,348	1994	\$1,099,000	\$1,030,000	09/29/2009	118