

Closed Sale Properties



Addr: 4700 Clair Del 540, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P673061
OP: \$79,999
LP: \$74,900 **SP:** \$68,750 **Apx SF:** 590
LD: 01/25/2009 **SD:** 02/25/2010 **\$/SF:** \$116.53
Beds: 1 **Bath To:** 1.00 **LotSF:** 1,367
YBl: 1969 **Prking:** Garage Door Opene **DOM:** 387
Elem: Holmes **Mid:** Hoover **High:** Lakewood

Property Description: Update 11/3: Cash Buyer Only...This Cash Flows! Last Rent Rec'D \$995/Mo// There'S A Lot Going For This Cute 1-Bedroom Condo: Two Pets Okay!(With Weight Restrictions). Enclosed Private Patio! Right Off Patio, There Is Direct Access To Private 2-Car Garage(Shared W/ 1 Neighbor). Rare Features, Very Few Units Have These. Updated Amenities: A/C, Scraped Ceilings, Newer Carpet/Flooring/ Cabinet Facings, Window Treatments & Light Fixtures. Conveniently Located Across From Laundry Room. This Nice Complex In A Park-Like Setting Boasts: Pool/ Spa, Rec Room, Bbq Area. Also, It'S Predominantly Owner Occupied (Pride Of Ownership). Near The Fine Neighborhoods Of Bixby Knolls And Virginia Country Club. Conveniently Located Near Lakewood Mall With Tons Of Shopping/ Dining.



Addr: 3565 Linden 232, Long Beach **MLS #:** P714967
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$112,900
LP: \$112,900 **SP:** \$125,000 **Apx SF:** 660
LD: 12/21/2009 **SD:** 02/17/2010 **\$/SF:** \$189.39
Beds: 1 **Bath To:** 1.00 **LotSF:** 392
YBl: 1973 **Prking:** **DOM:** 16
Elem: **Mid:** **High:**

Property Description: ***Lindenwood Condo*** This 1 Bedroom, 1 Bathroom Unit Features Include: Living Room With Laminate Floors & Glass Slider That Opens Out To Private Balcony That Overlooks Courtyard; Kitchen With Linoleum Floors, Sink, Disposal, Range, Dishwasher, Venthood, & Refrigerator. There Is 1 Parking Space #139 As Per Previous Owner. Buyer To Verify Hoa Dues With Hoa.



Addr: 3500 Linden 302, Long Beach **MLS #:** P715781
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$169,900
LP: \$169,900 **SP:** \$175,000 **Apx SF:** 903
LD: 12/31/2009 **SD:** 02/08/2010 **\$/SF:** \$193.80
Beds: 2 **Bath To:** 2.00 **LotSF:** 888
YBl: 1989 **Prking:** **DOM:** 39
Elem: **Mid:** **High:**

Property Description: Nice Unit, New Interior Paint, Granite In Kitchen, Ready For Occupancy

Closed Sale Properties



Addr: 629 East Carson 6, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P704008
OP: \$195,000
LP: \$195,000 **SP:** \$210,000 **Apx SF:** 906
LD: 09/18/2009 **SD:** 02/12/2010 **\$/SF:** \$231.79
Beds: 2 **Bath To:** 1.00 **LotSF:** 9,600
YBl: 1954 **Prking:** **DOM:** 150
Elem: **Mid:** **High:**

Property Description: Light, Airy And Spacious Upstairs Condo In Bixby Knolls Has Lots Of Windows And Hardwood Floors. A Gas Fireplace Flanked By Built-In Bookshelves Provides A Great Living Room Focal Point. The Kitchen And Bathroom Have Vintage Tile And Classic Cabinets With Lots Of Storage. The Condo Features Central Heat, Wall Air Conditioning Units, Garage Parking, And Community Laundry. This Small Condo Complex With Low Hoa Dues Is In A Great Location -- Walking Distance To Shops And Restaurants Along The Recently Revitalized Atlantic Avenue.



Addr: 3913 North Virginia 108, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S588189
OP: \$249,900
LP: \$249,900 **SP:** \$250,000 **Apx SF:** 850
LD: 09/04/2009 **SD:** 02/01/2010 **\$/SF:** \$294.12
Beds: 2 **Bath To:** 2.00 **LotSF:** 871
YBl: 1986 **Prking:** Subterranean **DOM:** 83
Elem: **Mid:** **High:**

Property Description: Cozy End Unit Well-Maintained Complex Near Virginia Cc. Master Suite Private Patio. Washer & Dryer, Refrigerator Included Turnkey Condo The Only Unit With One Common Wall. Seller Wants Fast Sale



Addr: 4533 Atlantic Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P699198
OP: \$275,000
LP: \$275,000 **SP:** \$275,000 **Apx SF:** 990
LD: 08/13/2009 **SD:** 02/24/2010 **\$/SF:** \$277.78
Beds: 3 **Bath To:** 1.00 **LotSF:** 6,000
YBl: 1945 **Prking:** **DOM:** 149
Elem: **Mid:** **High:**

Property Description: Great Deal On A Family Home. This Home Features: 3 Bedrooms 1 Bathroom 6000 Lot And More!



Addr: 1316 East Hardwick Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S596054
OP: \$309,990
LP: \$299,900 **SP:** \$302,000 **Apx SF:** 810
LD: 11/13/2009 **SD:** 02/09/2010 **\$/SF:** \$372.84
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,450
YBl: 1942 **Prking:** **DOM:** 48
Elem: **Mid:** **High:**

Property Description: New! New! New! Remodel Just Completed. Remodeled Bathroom With Travertine Flooring And Shower Surround. New Carpet, Brand New Travertine Flooring In Kitchen. All New Appliances. Granite Countertops. New Paint Throughout. Refinished Custom Solid Oak Kitchen Cabinets. Recessed Lighting In Dining. Shows Like A Model.

Closed Sale Properties



Addr: 313 East 45Th Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P708841
OP: \$433,000
LP: \$365,000 **SP:** \$365,000 **Apx SF:** 1,900
LD: 10/28/2009 **SD:** 02/22/2010 **\$/SF:** \$192.11
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,660
YBl: 1945 **Prking:** See Remarks **DOM:** 76
Elem: BUYER TO VERIFY **Mid:** BUYER TO VERIFY **High:** BUYER TO VERIF

Property Description: 3 Bedroom 1.5 Bath Home With 2Nd Floor Bonus Room. Door To Backyard From Master Bedroom.



Addr: 1701 East Hardwick Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** Y900911
OP: \$400,000
LP: \$370,000 **SP:** \$370,000 **Apx SF:** 1,941
LD: 02/17/2009 **SD:** 02/12/2010 **\$/SF:** \$190.62
Beds: 4 **Bath To:** 3.00 **LotSF:** 6,700
YBl: 1942 **Prking:** **DOM:** 111
Elem: **Mid:** **High:**

Property Description:)))Back On Market(((Huge Home Great For Large Family, Master Bedroom With Private Bath On Far Side Of House. Beautiful Kitchen With Granite Counter Tops, Hardwood Floors, New Carpet In Bedrooms-All Recently Remodeled With Many Upgrades. Great Area Of Bixby Knolls Too...Must See To Appreciate.



Addr: 4425 Gaviota Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P712220
OP: \$349,000
LP: \$370,000 **SP:** \$370,000 **Apx SF:** 1,070
LD: 11/23/2009 **SD:** 02/26/2010 **\$/SF:** \$345.79
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,914
YBl: 1944 **Prking:** **DOM:** 28
Elem: Longfellow **Mid:** Hughes **High:** check city

Property Description: Well Maintained Bixbyhighlands Home. Public Record Shows 3 Bedrooms - 1 Bath. Property Has Additional Unpermitted 3/4 Bath With Laundry Hook Ups. Newer Windows,And Plumbing Throughout. 'Short Sale'



Addr: 4203 Gundry Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P717071
OP: \$379,000
LP: \$379,000 **SP:** \$379,000 **Apx SF:** 963
LD: 01/11/2010 **SD:** 02/26/2010 **\$/SF:** \$393.56
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,883
YBl: 1942 **Prking:** **DOM:** 31
Elem: Lonf Fellow Elemen **Mid:** Hughes Middle **High:**

Property Description: Super Clean And Delightfully Charming Bixby Highlands Home At A Fantastic Price! This Home Has Been Nicely Updated With A New Roof, New Electrical (Including Recessed Kitchen Lights And New Fans In The Bedrooms), New Vinyl Flooring, New Vanity, Refinished Hardwood Floors In Bedrooms, New Heater, Air Conditioner, Water Heater And A Brand New Concrete (Long)Driveway And A New Garage Door. Big Back Yard, Fenced Rear And Sides. Not A Short-Sale Or Bank Owned.

Closed Sale Properties



Addr: 401 East Carson Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P704261
OP: \$499,000
LP: \$399,900 **SP:** \$399,000 **Apx SF:** 1,850
LD: 09/22/2009 **SD:** 02/23/2010 **\$/SF:** \$215.68
Beds: 4 **Bath To:** 2.00 **LotSF:** 10,188
YBl: 1937 **Prking:** **DOM:** 42
Elem: **Mid:** **High:**

Property Description: Their Appears To Have Been Many Additions/Modifications And/Or Alterations To This Property Probably Without Permits. Zoned Commercial Nov Converted To Residential. Land Use Shows As Store Building. It Appears Property Was Previously Used As A Live/Work Combination. Seller Only Represents What Is On Tax Records. Currently The Property Has 4 Bedrooms And 2 Baths With Numerous Storage Sheds And Additions. This Property Is In Need Of Some Updating. Over 10,000 Sq Ft Of Lot. This Is An Interesting Opportunity. Interior Laundry , What Appears To Be Wood Floors And Fireplace In Living Room.



Addr: 3596 Gundry Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P714219
OP: \$445,000
LP: \$445,000 **SP:** \$445,000 **Apx SF:** 1,023
LD: 12/12/2009 **SD:** 01/31/2010 **\$/SF:** \$435.00
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,800
YBl: 1940 **Prking:** **DOM:** 55
Elem: Borroughs **Mid:** Hughes **High:** Poly

Property Description: Charming Home In Beautiful California Heights. Tree Lined Street, With Great Curb Appeal. This Home Has 3 Bedrooms, Plus A Den, Master Suite, Master Bath With Stone And Ceramic, Just Lovely. Beautifully Remodeled Kitchen, Breakfast Bar, Granite Counters Stainless Appliances, Well Thought Out And Planned. Formal Dining Area With French Doors To Outside. Gleaming Hardwood Floors, Natural Light, And Upgraded With Recessed To Add Drama To Your Entertaining Delight! Upstairs Is Un-Permitted 2 Bedrooms, 1 Full Bath, Extra Wide Landing Currently Used As An Artist Loft. This Home Is Amazing, Every Square Inch Has Been Used To Its Maximum And Every Turn Will Delight You. Small Courtyard, With Custom Stone Wall And Fountain, Sit Back Relax And Read A Good Book. Unpermitted Power Room Downstairs, Bedroom Converted To Den, Can Easily Convert Back To Bedroom Without Closet. Actual Square Footage Aprox 1350, With Un-Permitted Sections Of House. Buyer To Evaluate All Permits And Property To Satisfy.



Addr: 3855 Gundry Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P682618
OP: \$596,000
LP: \$582,000 **SP:** \$570,000 **Apx SF:** 1,703
LD: 04/04/2009 **SD:** 02/25/2010 **\$/SF:** \$334.70
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,800
YBl: 1940 **Prking:** Garage Door Opene **DOM:** 287
Elem: **Mid:** **High:**

Property Description: Picture Perfect Home With Numerous Upgraded And Special Features: New Textured Walls And Ceilings, New Double Paned Windows And Sliding Doors, Refinished Hardwood Floors, New Exterior Paint, New Automatic Sprinklers Rear With Rain Sensors, New Porch Cover And Patio, New Light Fixtures Interior And Exterior And Abundance Of Storage. Lush Landscaping, Serene Covered Patio, And Fruit Trees.

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Addr: 4329 Olive Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P715064
OP: \$590,000
LP: \$590,000 **SP:** \$575,000 **Apx SF:** 1,770
LD: 12/13/2009 **SD:** 02/19/2010 **\$/SF:** \$324.86
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,150
YBl: 1936 **Prking:** **DOM:** 62
Elem: Longfellow **Mid:** Hughes **High:**

Property Description: Spanish Classic Beauty With A True Sense Of History And Style, On A Street Of Elegance And Pride Among Bixby Knolls Finest Locations. Period Designed Arches, Barrel Ceilings, Beams, Windows And Doors Are Throughout This Custom Charmer, Appropriately Adorned With A Blend Of Rich Hardwood Flooring And Gorgeous Rustic Tile. Original Tile And Fixtures Give The Main Bathroom It'S Character And Authentic Feel. The Functional Floorplan Is Consistently Styled With Simple Elegance That Will Entice The More Discerning Buyer. With The Landscaped Gardens Created To Bloom Beautifully All Year Round, This One-Of-A-Kind Homestead Is Destined For The Buyer Who Is Looking Beyond Contemporary Expectations.



Addr: 3939 Myrtle Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P714200
OP: \$629,900
LP: \$629,900 **SP:** \$610,000 **Apx SF:** 1,736
LD: 12/11/2009 **SD:** 01/29/2010 **\$/SF:** \$351.38
Beds: 2 **Bath To:** 2.00 **LotSF:** 7,749
YBl: 1940 **Prking:** **DOM:** 52
Elem: **Mid:** **High:**

Property Description: Stunning 3 Bedroom Home, Located In The Heart Of One Of Long Beach'S Most Exquisite And Desirable Neighborhoods. With Its Large, Mature Trees And Lush, Green Landscaping, This Area Looks Like It Has Just Been Transported From The Exclusive Estate Communities One Would See 'Back East... No Cookie Cutter Homes Here! Actually A 1736Sq Ft., Two Bedroom With Separate Study (Could Be Used As A 3Rd Bedroom), The Layout Is Perfect For Entertaining. Other Notable Features Include: Sparkling Pool, Large Yard, Beautiful Pegged Hardwood Floors In The Living And Dining Room And Much More... A Must See!



Addr: 4350 Cerritos Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P711871
OP: \$879,000
LP: \$879,000 **SP:** \$879,000 **Apx SF:** 3,000
LD: 11/20/2009 **SD:** 02/12/2010 **\$/SF:** \$293.00
Beds: 3 **Bath To:** 3.00 **LotSF:** 12,000
YBl: 1950 **Prking:** See Remarks, Drivew **DOM:** 50
Elem: Longfellow **Mid:** **High:**

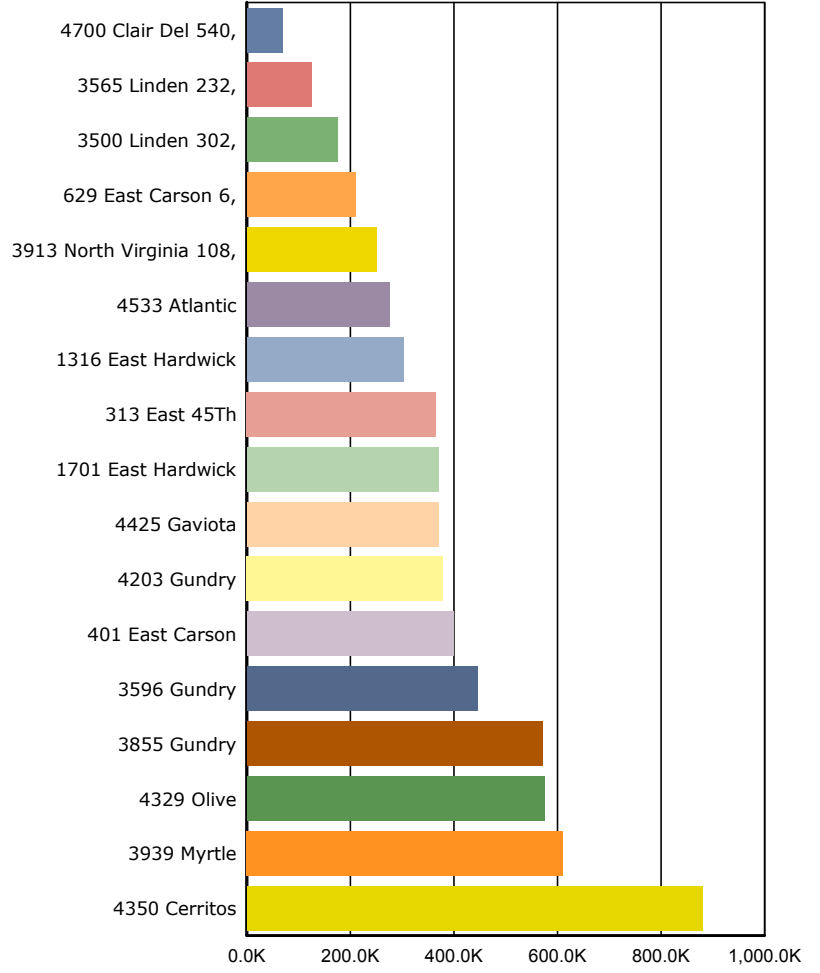
Property Description: Impeccable Curb Appeal Greet's You As You Enter Through The White Picket Fence To The Professional Landscape And Hardscape Garden. Every Detail & Finish Was Given Special Attention. Gleaming Hardwood Floors, Custom Paint, Crown Molding, Plantation Shutters, Recessed Lighting & Surround Sound Throughout The House. The Formal Dining & Living Room And Hallway Feature Wainscoting. The Gourmet Kitchen Has An Exquisite Mixture Of Design & Functionality With A Gas Stove, Dual Ovens, Laundry Closet, Breakfast Bar & Large Pantry. The Charming Powder Room Is Located Off The Kitchen With A Tunnel Skylight In The Hallway. The Open Floor Plan Is Perfect For Entertaining. The Great Room Boasts Dual Family Rooms With An Eating Area. Cozy Up To A Fire In The Fireplace While Enjoying Movie Night With The Home Theatre 92 In Drop Screen High Def Projector W/ Surround Sound. The Beautiful Backyard Features A Covered Patio With A Built-In Bbq, Salt Water Pool & Spa. This Home Is Stunning-Bring Your Pickiest Buyers!

Date: 2/28/2010

CMA Pro Report

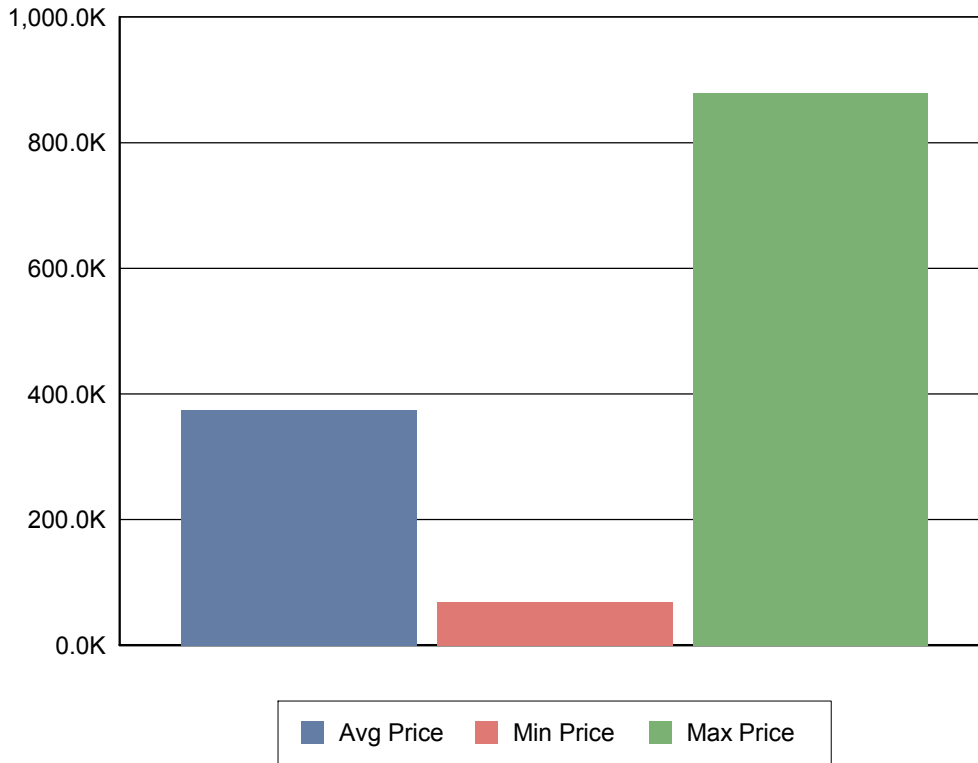
Closed Sale Properties

Total # of Listings	17
Lowest Price	\$68,750
Highest Price	\$879,000
Average Price	\$374,574
Avg. Price/SqFt	\$279.58
Avg DOM	98



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$68,750	\$879,000	\$374,574	\$279.58
Totals / Averages	\$68,750	\$879,000	\$374,574	\$279.58

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
4700 Clair Del 540, Long Beach	\$74,900	\$68,750	387	-%8.21	\$116.53
3565 Linden 232, Long Beach	\$112,900	\$125,000	16	%10.72	\$189.39
3500 Linden 302, Long Beach	\$169,900	\$175,000	39	%3.00	\$193.80
629 East Carson 6, Long Beach	\$195,000	\$210,000	150	%7.69	\$231.79
3913 North Virginia 108, Long Beach	\$249,900	\$250,000	83	%0.04	\$294.12
4533 Atlantic Long Beach	\$275,000	\$275,000	149	%0.00	\$277.78
1316 East Hardwick Long Beach	\$299,900	\$302,000	48	%0.70	\$372.84
313 East 45Th Long Beach	\$365,000	\$365,000	76	%0.00	\$192.11
1701 East Hardwick Long Beach	\$370,000	\$370,000	111	%0.00	\$190.62
4425 Gaviota Long Beach	\$370,000	\$370,000	28	%0.00	\$345.79
4203 Gundry Long Beach	\$379,000	\$379,000	31	%0.00	\$393.56
401 East Carson Long Beach	\$399,900	\$399,000	42	-%0.23	\$215.68
3596 Gundry Long Beach	\$445,000	\$445,000	55	%0.00	\$435.00
3855 Gundry Long Beach	\$582,000	\$570,000	287	-%2.06	\$334.70
4329 Olive Long Beach	\$590,000	\$575,000	62	-%2.54	\$324.86
3939 Myrtle Long Beach	\$629,900	\$610,000	52	-%3.16	\$351.38
4350 Cerritos Long Beach	\$879,000	\$879,000	50	%0.00	\$293.00
Total Averages	\$375,724	\$374,574	98	%0.35	\$279.58

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	4700 Clair Del 540	1	1.00	590	1969	\$74,900	\$68,750	02/25/2010	387
S	3565 Linden 232	1	1.00	660	1973	\$112,900	\$125,000	02/17/2010	16
S	3500 Linden 302	2	2.00	903	1989	\$169,900	\$175,000	02/08/2010	39
S	629 East Carson 6	2	1.00	906	1954	\$195,000	\$210,000	02/12/2010	150
S	3913 North Virginia 108	2	2.00	850	1986	\$249,900	\$250,000	02/01/2010	83
S	4533 Atlantic	3	1.00	990	1945	\$275,000	\$275,000	02/24/2010	149
S	1316 East Hardwick	2	1.00	810	1942	\$299,900	\$302,000	02/09/2010	48
S	313 East 45Th	3	2.00	1,900	1945	\$365,000	\$365,000	02/22/2010	76
S	1701 East Hardwick	4	3.00	1,941	1942	\$370,000	\$370,000	02/12/2010	111
S	4425 Gaviota	3	2.00	1,070	1944	\$370,000	\$370,000	02/26/2010	28
S	4203 Gundry	2	1.00	963	1942	\$379,000	\$379,000	02/26/2010	31
S	401 East Carson	4	2.00	1,850	1937	\$399,900	\$399,000	02/23/2010	42
S	3596 Gundry	3	3.00	1,023	1940	\$445,000	\$445,000	01/31/2010	55
S	3855 Gundry	3	2.00	1,703	1940	\$582,000	\$570,000	02/25/2010	287
S	4329 Olive	3	2.00	1,770	1936	\$590,000	\$575,000	02/19/2010	62
S	3939 Myrtle	2	2.00	1,736	1940	\$629,900	\$610,000	01/29/2010	52
S	4350 Cerritos	3	3.00	3,000	1950	\$879,000	\$879,000	02/12/2010	50