

Closed Sale Properties



**Addr:** 2940 West Carson 115, Torrance  
**Area:** Central Torrance **MLS #:** R907408  
**OP:** \$269,000  
**LP:** \$269,000 **SP:** \$260,000 **Apx SF:** 821  
**LD:** 12/02/2009 **SD:** 01/22/2010 **\$/SF:** \$316.69  
**Beds:** 2 **Bath To:** 1.00 **LotSF:** 1,559  
**YBl:** 1962 **Prking:** Assigned, Carport **DOM:** 48  
**Elem:** Fern Elementary **Mid:** Madrona **High:**

**Property Description:** Property Is Vacant. This Is A Standard Sale, Not A Short Sale.



**Addr:** 3210 Merrill 17, Torrance  
**Area:** Central Torrance **MLS #:** S09109821  
**OP:** \$299,000  
**LP:** \$285,000 **SP:** \$280,000 **Apx SF:** 900  
**LD:** 10/12/2009 **SD:** 02/19/2010 **\$/SF:** \$311.11  
**Beds:** 2 **Bath To:** 1.00 **LotSF:**  
**YBl:** 1964 **Prking:** Garage Door Opene **DOM:** 94  
**Elem:** **Mid:** **High:**

**Property Description:** Back On Market... Subject To Cancellation Of Escrow! A Most Desirable Ground Floor 2 Bedroom, One Bath Co-Op. Situated In A Beautifully Landscaped Complex. Bought For \$312,000 In 2007 And Then Updated With Granite Kitchen Counters, Smooth Ceilings, Crown Molding, Vinyl, Carpet, Bathroom Cabinets, Lights, Oven, Walk In Shower. It Has A Large Tiled Enclosed Patio Near Heated Pool And Laundry. One Garage Parking Spot. Lots Of Available Parking On Monterey. Its A Lovely Community Walking Distance To Del Amo Mall, Target, Madrona Marsh Nature Center And Close To Wilson Park Farmers' Market.

You Must Have 20% Down, Owner Must Live In Unit. This Home Cannot Be A Rental. Hoa Includes Property Taxes, Basic Cable, Water, Trash, Manicured Landscaping And Exterior Insurance.



**Addr:** 3115 Merrill 58, Torrance  
**Area:** Central Torrance **MLS #:** S09115513  
**OP:** \$325,000  
**LP:** \$315,000 **SP:** \$315,000 **Apx SF:** 1,350  
**LD:** 10/28/2009 **SD:** 02/19/2010 **\$/SF:** \$233.33  
**Beds:** 2 **Bath To:** 2.00 **LotSF:**  
**YBl:** 1963 **Prking:** Carport Detached, G **DOM:** 113  
**Elem:** **Mid:** **High:**

**Property Description:** Priced To Sell!!! This Is Not A Short Sale - Just A Great Deal! Spotless, Bright, Spacious, Private Top Floor Corner Unit In The Heart Of Torrance. Over 1300Sq.Ft. 2 Bedroom 2 Bath With Bonus Room (3Rd Bedroom Perhaps?). This Unit Oozes With Potential!!!. It Offers An Open Floorplan In A Highly Desirable Location. Plushly Carpeted Throughout Living Areas. (Owner States There Are Wood Floors Under Carpet.) 3 Closets In The Master Bedroom, Lots & Lots & Lots Of Storage. Dining Room & Living Room Open Onto Balcony That Has A Peaceful Top Floor View. Around The Corner From The Outdoor Promenade Of Del Amo Fashion Center. Close To Farmers Market At Wilson Park, Schools, Madrona Marsh, And Much Much More. Building Is Scheduled To Be Renovated & Repainted In 2011. This Co-Op Requires 20% Down, Board Approval, & Must Be Owner-Occupied. (Roomates Are Allowed) Taxes Are Included In Hoa Fee, As Are Most Repairs! Talk About Low Maintenance!

## Closed Sale Properties



**Addr:** 2605 Sepulveda 205, Torrance  
**Area:** Central Torrance **MLS #:** S09096791  
**OP:** \$339,000  
**LP:** \$339,000 **SP:** \$330,000 **Apx SF:** 993  
**LD:** 09/05/2009 **SD:** 02/05/2010 **\$/SF:** \$332.33  
**Beds:** 1 **Bath To:** 2.00 **LotSF:** 0  
**YBlt:** 2003 **Prking:** Parking Space, Subt **DOM:** 100  
**Elem:** Hickory **Mid:** Madrona **High:** Torrance

**Property Description:** Beautiful Senior (55+) Condo! Resort Like Living! View Of The Courtyard And Pool! Spacious 1 Bedroom And Den/Office And Balcony. Model Perfect!!! Good Size Master Bedroom W/ Walk-In Closet. There Is Oval Tub And Double Vanity Sinks In Master Bath. This Is Security Building With Underground Subterranean Parking And Storage. There Are Pool, Spa Fitness Center, Library, And Clubhouse With Full Kitchen, Tv, And Pool Table. Located Close To Wilson Park, Ymca, Markets, Restaurant, And Shopping Center. Washer, Dryer And Refrigerator Are Included In Sale. The Furniture Are Negotiable.  
 Do Not Miss! Shows Very Well...



**Addr:** 2621 Plaza Del Amo 543, Torrance  
**Area:** Central Torrance **MLS #:** S09112821  
**OP:** \$444,900  
**LP:** \$444,900 **SP:** \$441,500 **Apx SF:** 1,362  
**LD:** 10/20/2009 **SD:** 02/23/2010 **\$/SF:** \$324.16  
**Beds:** 2 **Bath To:** 3.00 **LotSF:** 0  
**YBlt:** 1984 **Prking:** Direct Garage Acces **DOM:** 57  
**Elem:** Fern **Mid:** Madrona **High:** Torrance

**Property Description:** Upgraded Windemere Townhome Centrally Located Within The Community And Offering A Quiet And Serene Atmosphere. You Will Love The Beautiful Custom Hardwood Floors In The Living Room And Dining Area. The Floorplan Has A Nice Flow With A Dramatically Wide Stairway, 9 Ft High Ceilings, A Skylight & A Marble Fireplace. The Kitchen Has Been Upgraded With Custom Cabinetry W/Pull-Out Shelves, Corian Counters, A Custom Tile Backsplash, A Stainless Steel Sink, Nearly New Appliances And Lots Of Pantry Space. Other Features Include A Front Patio + A Balcony, Central-Air, Custom Blinds & Drapes, Custom Closet Interiors & A Security System. The Master Bedroom Has Vaulted Ceilings, Mirrored Wardrobe Closets And A Walk-In Shower. The 2Nd Bedroom Has Its Own Private Bath. Be Sure To See The Bonus Room Downstairs Which Is Cable And Internet Ready & Perfect For A Hobby Room Or Office. The Two-Car Attached Garage Has A Work Area, Lots Of Storage And Custom Shelves And Cabinetry.



**Addr:** 2800 Plaza Del Amo 249, Torrance  
**Area:** Central Torrance **MLS #:** S09092395  
**OP:** \$440,000  
**LP:** \$440,000 **SP:** \$460,000 **Apx SF:** 1,273  
**LD:** 08/25/2009 **SD:** 02/01/2010 **\$/SF:** \$361.35  
**Beds:** 2 **Bath To:** 3.00 **LotSF:** 2,021  
**YBlt:** 1989 **Prking:** Direct Garage Acces **DOM:** 0  
**Elem:** **Mid:** **High:**

**Property Description:** Popular Complex At "Summerwind". Bright And Sunny Corner Unit.

Closed Sale Properties



**Addr:** 2555 Plaza Del Amo I, Torrance  
**Area:** Central Torrance **MLS #:** S09131434  
**OP:** \$494,500  
**LP:** \$494,500 **SP:** \$488,000 **Apx SF:** 1,834  
**LD:** 12/17/2009 **SD:** 02/24/2010 **\$/SF:** \$266.09  
**Beds:** 2 **Bath To:** 3.00 **LotSF:** 1,851  
**YBl:** 1984 **Prking:** See Remarks **DOM:** 27  
**Elem:** **Mid:** **High:**

**Property Description:** Fabulous Large Two(2) Story Manor Home (1824 Sq.Ft.) Plus Large Loft With Built In Bookcases, Located In The Popular Torrance Windemere Complex, Great Open Floor Plan, Move In Condition, Vaulted Ceiling & Skylight, 2 Master Bedrooms W/ Double Sinks & Mirrows Wardrobes , Newer Paint, 2.5 Baths, Marble Floors In Entry Door , Fireplace & All Bathrooms, Hardwood Floor In Kitchen, Large Living Room W/ Marble Fireplace And Access To Large Patio, Skylight & Vaulted Ceiling, Central Heating And Air Condition Systems, 2 Spaces Convenience Parking (160 & 162), Microwave, Stove, Trash Compactor, Fefrigerato,Washer & Dryer.

Complex Offers Recreation Facilities Include: 2 Pools, 4 Spas, 2 Sauna, 4 Racquet-Ball Courts, Exercise Room, Barbecue, Tennis Table, Billiard Table, Club House, Cable Tv, 24 Hours Security Guard, Lash Lanscaping And Many More.



**Addr:** 20502 Osage Torrance **MLS #:** S09118590  
**Area:** Central Torrance  
**OP:** \$613,800  
**LP:** \$613,800 **SP:** \$620,000 **Apx SF:** 2,001  
**LD:** 11/06/2009 **SD:** 02/27/2010 **\$/SF:** \$309.85  
**Beds:** 3 **Bath To:** 3.00 **LotSF:** 7,192  
**YBl:** 1958 **Prking:** **DOM:** 13  
**Elem:** **Mid:** **High:** WEST

**Property Description:** Bank Owned Spacious 3 Bedroom Home On A Corner Lot. Detached 2 Car Garage. Updated Kitchen. Close To Del Amo Mall, Freeways And Supermarket. Send Your Kids To West High School.



**Addr:** 2631 Woodbury Torrance **MLS #:** V09129630  
**Area:** Central Torrance  
**OP:** \$729,000  
**LP:** \$729,000 **SP:** \$710,000 **Apx SF:** 2,420  
**LD:** 12/09/2009 **SD:** 02/11/2010 **\$/SF:** \$293.39  
**Beds:** 4 **Bath To:** 3.00 **LotSF:** 5,105  
**YBl:** 1987 **Prking:** Guest **DOM:** 65  
**Elem:** **Mid:** **High:**

**Property Description:** Exclusive Private Gated Community " South Bayport"Featuring Pool, Park Like Play Area And Club House. Bright Airy & Open Floor Plan. Hardwood Floors, Formal Dining Room, Large Family Room & Big Kitchen. All Bedrooms Are Spacious. Private Lush Backyard Has Flowers & Lemon Tree. Newly Painted Exterior. This Is Single Residence Within Pud And No Common Wall Is Shared With Other Property.

## Closed Sale Properties



**Addr:** 2740 Gramercy 13, Torrance  
**Area:** Old Torrance  
**OP:** \$350,000  
**LP:** \$350,000  
**LD:** 04/09/2009  
**Beds:** 3  
**YBl:** 1986  
**Elem:** Check with City

**SP:** \$355,000  
**SD:** 02/24/2010  
**Bath To:** 2.00  
**Prking:** Garage  
**Mid:** Check with City

**MLS #:** 09361733  
**Apx SF:** 1,204  
**\$/SF:** \$294.85  
**LotSF:** 0  
**DOM:** 185  
**High:** Check with City

**Property Description:** Short Sale Approved!! Approved!! Beautiful Townhome In The Gated Gramercy Gardens Complex With 2 Bedrooms + Loft Which Is Converted To 3Rd Bedroom. Livingroom With Fireplace And Glass Slider That Leads To A Private Patio. Open Spacious Kitchen With Granite Countertop And Lots Of Cabinetry. Master Bedroom With High Ceiling. Dual Closets And Attached Master Bath With Vanity, Dual Sink And Shower. The Complex Offers Pool, Hot Tub, And More.



**Addr:** 2112 Washington Torrance  
**Area:** Old Torrance  
**OP:** \$429,900  
**LP:** \$449,900  
**LD:** 01/05/2010  
**Beds:** 2  
**YBl:** 2006  
**Elem:**

**SP:** \$448,000  
**SD:** 02/23/2010  
**Bath To:** 3.00  
**Prking:** Direct Garage Acces  
**Mid:**

**MLS #:** S10001142  
**Apx SF:** 1,379  
**\$/SF:** \$324.87  
**LotSF:** 40,984  
**DOM:** 6  
**High:**

**Property Description:** Beautiful Move-In Ready End Unit Located In A Small Newer Development In Old Torrance. Wonderful Interior Design Features A Bright Spacious "Great Room" That Combines The Living Room With Fireplace, Dining Area And Gourmet Kitchen That Features Granite Counters And Stainless Steel Appliances ( Refrigerator Included). Gleaming Hardwood Floors In Living Areas And Plush New Carpeting In Bedrooms. Top Floor Features The Wonderful Master Suite Plus Another Junior Suite With It'S Own Bath. Lower Floor Is Where You'LI Find The Laundry Area And A Bonus Room That Makes A Great Home Office. Private Two Car Garage With Direct Access To Unit. Freshly Painted Interior And New Custom Window Coverings To Be Installed This Week. Large Patio Is Perfect For Weekend Barbecues And Looks Out Over The Lushly Landscaped Common Areas. This Is A Must See Unit!



**Addr:** 2224 Dominguez Torrance  
**Area:** Old Torrance  
**OP:** \$439,000  
**LP:** \$439,000  
**LD:** 11/30/2009  
**Beds:** 3  
**YBl:** 2005  
**Elem:**

**SP:** \$450,000  
**SD:** 02/19/2010  
**Bath To:** 2.00  
**Prking:** Carport Attached  
**Mid:**

**MLS #:** S09125919  
**Apx SF:** 1,450  
**\$/SF:** \$310.34  
**LotSF:** 0  
**DOM:** 30  
**High:**

**Property Description:** 3 Bedroom 2 Bath Two Level Townhouse Located In Old Torrance.

Date: 2/28/2010

# CMA Pro Report

## Closed Sale Properties



**Addr:** 816 Portola Torrance  
**Area:** Old Torrance  
**OP:** \$485,100  
**LP:** \$485,100  
**LD:** 01/01/2010  
**Beds:** 3  
**YBl:** 1921  
**Elem:**

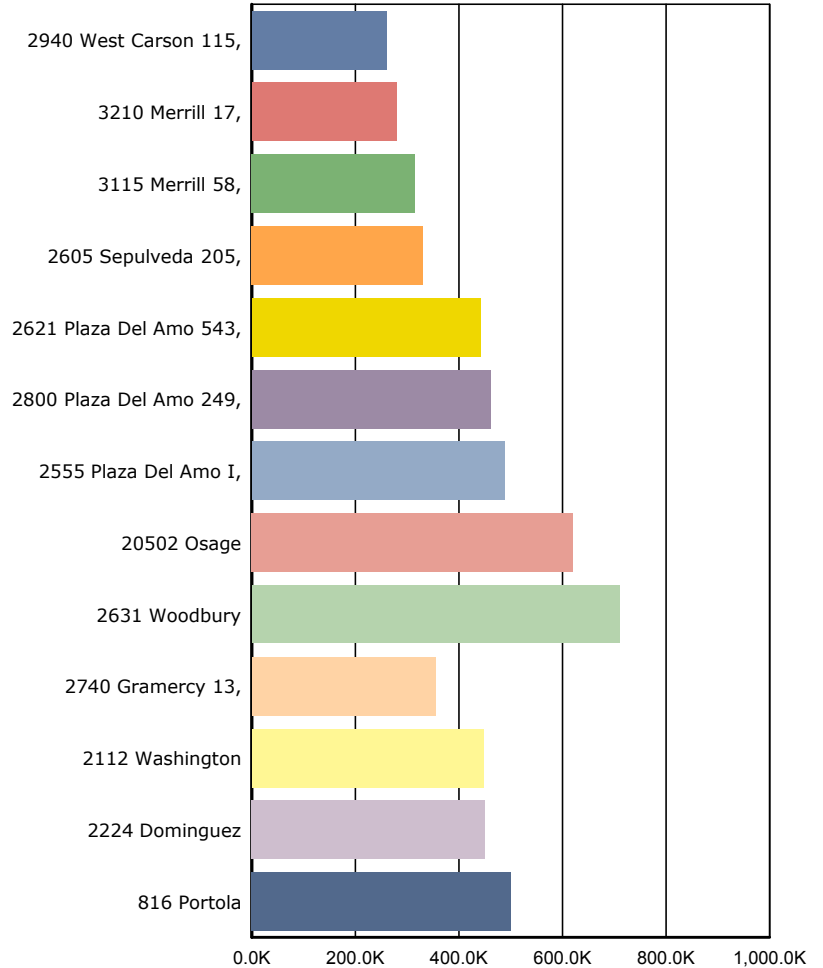
**SP:** \$500,000  
**SD:** 02/24/2010  
**Bath To:** 2.00  
**Prking:** Direct Garage Acces  
**Mid:**

**MLS #:** V10000032  
**Apx SF:** 1,128  
**\$/SF:** \$443.26  
**LotSF:** 4,680  
**DOM:** 38  
**High:**

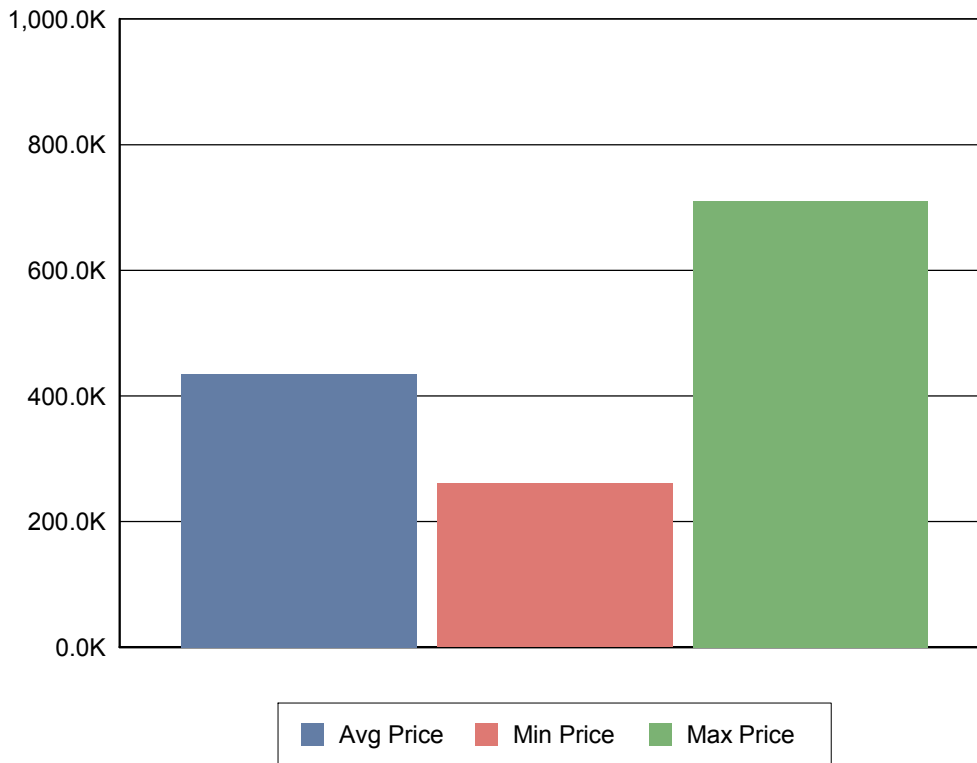
**Property Description:** Great Opportunity To Own In Old Torrance! This Three Bedroom, Two Bath Has Been Remodeled With Upgraded Kitchen, Hardwood Floors, Remodeled Baths. Nice Rear Yard With Extra Large Garage With Work Space And Storage. Wide Open Floorplan With Washer & Dryer Hook-Ups Inside Home. Nicely Landscaped Frontyard With Spacious Porch.

## Closed Sale Properties

Total # of Listings	<b>13</b>
Lowest Price	<b>\$260,000</b>
Highest Price	<b>\$710,000</b>
Average Price	<b>\$435,192</b>
Avg. Price/SqFt	<b>\$317.05</b>
Avg DOM	<b>60</b>



## CMA Pro Report Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$260,000	\$710,000	\$435,192	\$317.05
<b>Totals / Averages</b>	<b>\$260,000</b>	<b>\$710,000</b>	<b>\$435,192</b>	<b>\$317.05</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
2940 West Carson 115, Torrance	\$269,000	\$260,000	48	-%3.35	\$316.69
3210 Merrill 17, Torrance	\$285,000	\$280,000	94	-%1.75	\$311.11
3115 Merrill 58, Torrance	\$315,000	\$315,000	113	%0.00	\$233.33
2605 Sepulveda 205, Torrance	\$339,000	\$330,000	100	-%2.65	\$332.33
2621 Plaza Del Amo 543, Torrance	\$444,900	\$441,500	57	-%0.76	\$324.16
2800 Plaza Del Amo 249, Torrance	\$440,000	\$460,000	0	%4.55	\$361.35
2555 Plaza Del Amo I, Torrance	\$494,500	\$488,000	27	-%1.31	\$266.09
20502 Osage Torrance	\$613,800	\$620,000	13	%1.01	\$309.85
2631 Woodbury Torrance	\$729,000	\$710,000	65	-%2.61	\$293.39
2740 Gramercy 13, Torrance	\$350,000	\$355,000	185	%1.43	\$294.85
2112 Washington Torrance	\$449,900	\$448,000	6	-%0.42	\$324.87
2224 Dominguez Torrance	\$439,000	\$450,000	30	%2.51	\$310.34
816 Portola Torrance	\$485,100	\$500,000	38	%3.07	\$443.26
<b>Total Averages</b>	<b>\$434,938</b>	<b>\$435,192</b>	<b>60</b>	<b>%-0.02</b>	<b>\$317.05</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
A Comparative Market Analysis <span style="float: right;">Philip Mc Collum DRE: 01339323</span>									

Date: 2/28/2010

## CMA Pro Report

S	2940 West Carson 115	2	1.00	821	1962	\$269,000	\$260,000	01/22/2010	48
S	3210 Merrill 17	2	1.00	900	1964	\$285,000	\$280,000	02/19/2010	94
S	3115 Merrill 58	2	2.00	1,350	1963	\$315,000	\$315,000	02/19/2010	113
S	2605 Sepulveda 205	1	2.00	993	2003	\$339,000	\$330,000	02/05/2010	100
S	2621 Plaza Del Amo 543	2	3.00	1,362	1984	\$444,900	\$441,500	02/23/2010	57
S	2800 Plaza Del Amo 249	2	3.00	1,273	1989	\$440,000	\$460,000	02/01/2010	0
S	2555 Plaza Del Amo I	2	3.00	1,834	1984	\$494,500	\$488,000	02/24/2010	27
S	20502 Osage	3	3.00	2,001	1958	\$613,800	\$620,000	02/27/2010	13
S	2631 Woodbury	4	3.00	2,420	1987	\$729,000	\$710,000	02/11/2010	65
S	2740 Gramercy 13	3	2.00	1,204	1986	\$350,000	\$355,000	02/24/2010	185
S	2112 Washington	2	3.00	1,379	2006	\$449,900	\$448,000	02/23/2010	6
S	2224 Dominguez	3	2.00	1,450	2005	\$439,000	\$450,000	02/19/2010	30
S	816 Portola	3	2.00	1,128	1921	\$485,100	\$500,000	02/24/2010	38