

Closed Sale Properties



Addr: 23024 Nadine A, Torrance
Area: South East Torrance - West **MLS #:** S09101100
OP: \$335,000
LP: \$335,000 **SP:** \$320,000 **Apx SF:** 950
LD: 09/18/2009 **SD:** 02/26/2010 **\$/SF:** \$336.84
Beds: 2 **Bath To:** 2.00 **LotSF:** 3,676
YBl: 1963 **Prking:** Garage Door Opene **DOM:** 112
Elem: **Mid:** **High:**

Property Description: This New Horizons Condo Is Located In The Inner-Circle Of The Complex. The Kitchen Has Been Upgraded With Newer Appliances And Updated Cabinets. The Bathrooms Have Also Been Updated. Two Outside Patios To Entertain And It Is Decorated Beautifully In Pastels. Parking Is Close By. New Horizons Is A Resort Community For Those Age 55+. Main Club House With Lounge, Big Screen Tv, Library, Pool, Ball Room And Billiard Room. There Is A 9 Hole Golf Course With Putting Green And Driving Cage. Across The Complex Is The Sports Center With Modern Gym, Pool, Spa, Craft Shops That Include Ceramics And Wood Shop. There Are A Lot Of Planned Activities And Clubs To Join.



Addr: 22971 Nadine Torrance
Area: South East Torrance - West **MLS #:** S09097525
OP: \$429,000
LP: \$380,000 **SP:** \$350,000 **Apx SF:** 1,133
LD: 09/08/2009 **SD:** 02/05/2010 **\$/SF:** \$308.91
Beds: 2 **Bath To:** 2.00 **LotSF:** 4,491
YBl: 1963 **Prking:** Garage Door Opene **DOM:** 124
Elem: **Mid:** **High:**

Property Description: Beautiful Bungalow Style Condo Features: Open Living Room With Wood Burning Fireplace. Large Master Bedroom With Two Closets, And Dressing Area, One Additional Bedroom Currently Being Used As Den, 1.5 Bathrooms, 1133 Sq. Ft., Kitchen Includes New Stove/Range, Refrigerator, New Carpet, Freshly Painted, New Dual Pane Sliding Door Off Living Room And Master Bedroom, Copper Plumbing, 3 Private Patios, Two 1 Car Garages W/Storage Area. "New Horizons" Is A Senior Resort Community With Platinum Amenities That Includes Sports Center, Modern Gym With His And Hers Saunas, 2 Pools, Jacuzzi, Wood Shop, Ceramics Studio, Lounge W/Big Screen Tv, Lighted Tennis Court, 9-Hole Golf Course, And Clubhouse With Scheduled Activities. "New Horizons" Is Reserved For 55+ (One Owner Must Be 55).



Addr: 2704 West 230Th Torrance
Area: South East Torrance - West **MLS #:** F1822545
OP: \$585,000
LP: \$585,000 **SP:** \$667,000 **Apx SF:** 1,469
LD: 10/08/2009 **SD:** 02/10/2010 **\$/SF:** \$454.05
Beds: 3 **Bath To:** 2.00 **LotSF:** 9,900
YBl: 1960 **Prking:** **DOM:** 86
Elem: **Mid:** **High:**

Property Description: New Paint Inside And Out. Remodeled Kitchen With Granite Counter Tops And New Stainless Steel Appliances. New Carpet And Flooring. New Fixtures And Fittings. Showers Retiled. Brick Fireplace. Smoothed Ceilings. Two Car Garage.

Closed Sale Properties



Addr: 22603 Felbar Torrance
Area: South East Torrance - West **MLS #:** S09123245
OP: \$829,000
LP: \$829,000 **SP:** \$770,000 **Apx SF:** 2,337
LD: 11/18/2009 **SD:** 02/26/2010 **\$/SF:** \$329.48
Beds: 4 **Bath To:** 3.00 **LotSF:** 6,500
YBl: 1963 **Prking:** Direct Garage Acces **DOM:** 51
Elem: Hickory **Mid:** **High:**

Property Description: Lovely Tri-Level Home In Palo Del Amo Neighborhood Is Waiting For A Special Family To Make Lasting Memories. Spacious Living/Dining Area With Fireplace Has High Ceilings And Is Perfect For Entertaining. Kitchen Has An Area For Table As Well As A Bar For Casual Dining. Kitchen Leads Out To A Patio With Room For Great Backyard Barbecues. Grand Family Room Is On Lower Level With Room For Big Screen Tv And Game Table. Perfect For When Friends And Family Come To Visit. Newer Windows And Sliding Doors Lead Out To Another Patio Area And Delightful Grassy Lawn. Lower Level Also Has A Bedroom And Bath That Can Be Utilized As A Guest Suite Or Office. Upstairs Features A Beautiful Master Suite With Bath As Well As Two Additional Bedrooms With Full Bath. Just A Block From Hickory Park And School In The Desirable Torrance School District. You Will Love To Call This Wonderful Neighborhood Home.



Addr: 22730 Cypress Torrance
Area: South East Torrance **MLS #:** S09035526
OP: \$359,000
LP: \$408,000 **SP:** \$355,000 **Apx SF:** 1,374
LD: 03/26/2009 **SD:** 02/08/2010 **\$/SF:** \$258.37
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,021
YBl: 1974 **Prking:** Direct Garage Acces **DOM:** 15
Elem: **Mid:** **High:** Torrance

Property Description: "Approved Short Sale" This Quite End Unit Townhouse Offers Open Living Area Comprised Of Living Room, Formal Dining Area And Spacious Remodeled Kitchen With Granite Counter Top. Newer Double Pane Windows Throughout, Laminated Floor In Living And Dining Area. Every Bedrooms With High Ceilings. Both Master And Hallway Bathrooms Are Remodeled. Also, There Is Bonus Room Off Of Garage.



Addr: 2049 West 236Th Torrance
Area: South East Torrance **MLS #:** V10012588
OP: \$655,000
LP: \$655,000 **SP:** \$650,000 **Apx SF:** 2,110
LD: 01/26/2010 **SD:** 02/23/2010 **\$/SF:** \$308.06
Beds: 4 **Bath To:** 3.00 **LotSF:** 5,775
YBl: 1964 **Prking:** Direct Garage Acces **DOM:** 28
Elem: Adams **Mid:** Hull/Levy **High:** Torrance

Property Description: A Fantastic 4 Bedroom, 2.5 Bath Home Located On A Wonderful Street! It Has A Gorgeous Landscaped Backyard With A Gazebo And A Gated Inner Courtyard In The Front -It'S A Terrific Home To Entertain Family And Friends. The Entry Area Has Direct Access To The 2 Car Garage On The Left And To The Right The Bathroom That'S Off The Main Floor Master Bedroom. There Are 2 Dining Areas, The Formal Dining Room And For Casual Meals The Area Adjacent To The Open And Cheery Kitchen. Both The Family And Living Rooms Have Large Glass Sliders That Look Out To The Beautifully Manicured Backyard. There Is A Second Master Bedroom Upstairs With A 1/2 Bath Along With 2 More Bedrooms And A Full Bath. All Of The Bedrooms Have Big Closets And There'S Lots Of Storage Areas For Linens. All Of The Features That You Want For Your Family Are Here!

Closed Sale Properties

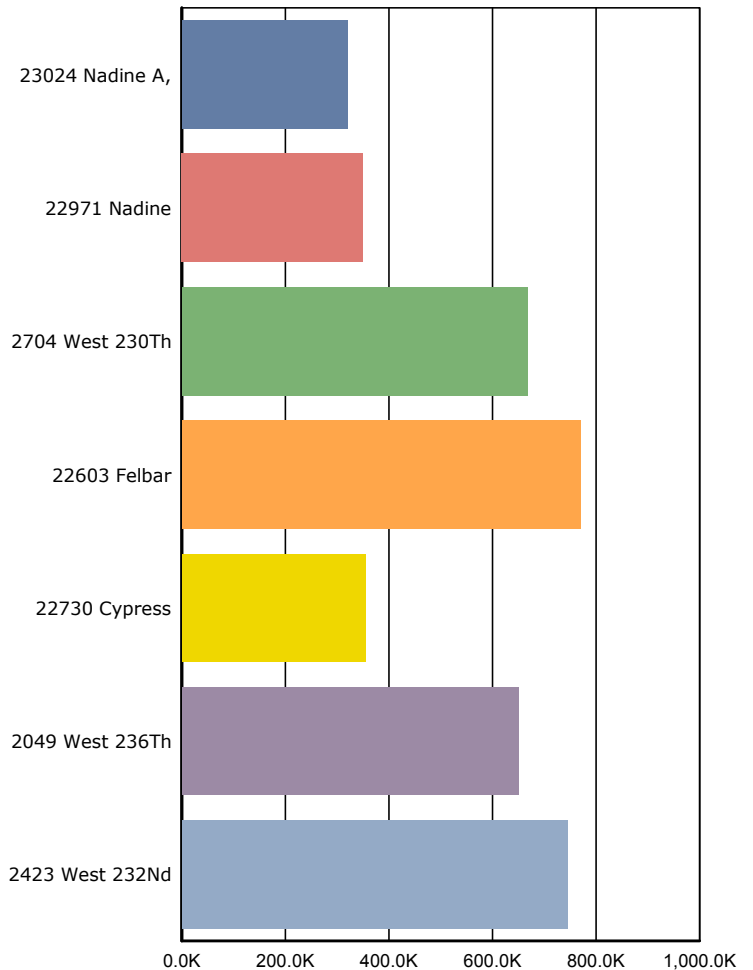


Addr: 2423 West 232Nd Torrance
Area: South East Torrance
OP: \$819,000
LP: \$759,000
LD: 05/15/2009
Beds: 5
YBl: 1973
Elem:
SP: \$745,000
SD: 02/19/2010
Bath To: 3.00
Prking: Direct Garage Acces
Mid:
MLS #: V09093830
Apx SF: 2,648
\$/SF: \$281.34
LotSF: 5,775
DOM: 270
High: Torrance High

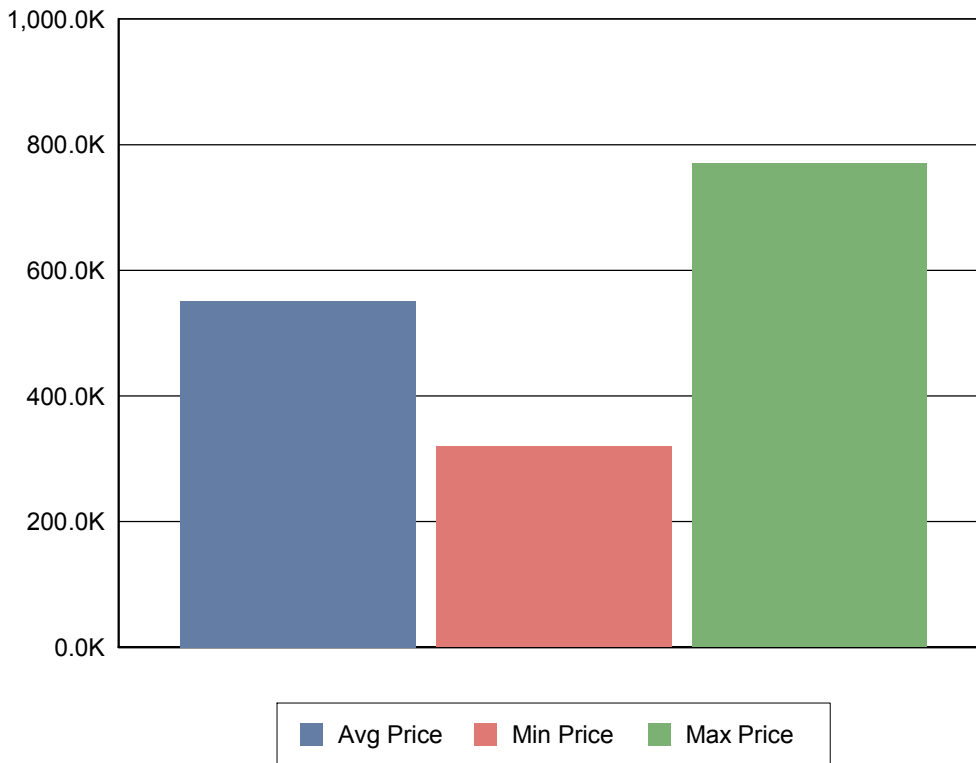
Property Description: *** Another Price Reduction*** Bring Your Paint Brush, This Is Not A Fixer But It Is In Need Of Some Cosmetic Attention. This Is A Spacious Tri Level Home Is Only 1 Block To The Exclusive Marble Estates In Torrance. The Home Has Not Been On The Market In Over 25 Years But The Owners Are Retiring And Want It Sold Fast As Is Reflected In The Reduced Price! The Home Boasts 5 Spacious Bedrooms And 3 Full Baths, A Large Combo Sewing/Laundry Room, Large Family Style Kitchen/Dining Area With Fireplace, Large Family/Game Room, Storage Attic, A Bedroom On The Main Level, Storage Areas Everywhere And Much Much More. The Home Is Vacant However Not Totally Cleaned Out Yet So Have An Open Mind When Showing. The Lush Yard Has Been Professionally Landscaped And Is Very Private. Bring Your Most Discerning Buyers, This Place Is Priced To Sell Quick. Thank You For Showing!!

Closed Sale Properties

Total # of Listings	7
Lowest Price	\$320,000
Highest Price	\$770,000
Average Price	\$551,000
Avg. Price/SqFt	\$325.29
Avg DOM	98



CMA Pro Report Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$320,000	\$770,000	\$551,000	\$325.29
Totals / Averages	\$320,000	\$770,000	\$551,000	\$325.29

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
23024 Nadine A, Torrance	\$335,000	\$320,000	112	-%4.48	\$336.84
22971 Nadine Torrance	\$380,000	\$350,000	124	-%7.89	\$308.91
2704 West 230Th Torrance	\$585,000	\$667,000	86	%14.02	\$454.05
22603 Felbar Torrance	\$829,000	\$770,000	51	-%7.12	\$329.48
22730 Cypress Torrance	\$408,000	\$355,000	15	-%12.99	\$258.37
2049 West 236Th Torrance	\$655,000	\$650,000	28	-%0.76	\$308.06
2423 West 232Nd Torrance	\$759,000	\$745,000	270	-%1.84	\$281.34
Total Averages	\$564,429	\$551,000	98	%-3.01	\$325.29

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	23024 Nadine A	2	2.00	950	1963	\$335,000	\$320,000	02/26/2010	112
S	22971 Nadine	2	2.00	1,133	1963	\$380,000	\$350,000	02/05/2010	124
S	2704 West 230Th	3	2.00	1,469	1960	\$585,000	\$667,000	02/10/2010	86
S	22603 Felbar	4	3.00	2,337	1963	\$829,000	\$770,000	02/26/2010	51
S	22730 Cypress	3	3.00	1,374	1974	\$408,000	\$355,000	02/08/2010	15

Date: 2/28/2010

CMA Pro Report

S	2049 West 236Th	4	3.00	2,110	1964	\$655,000	\$650,000	02/23/2010	28
S	2423 West 232Nd	5	3.00	2,648	1973	\$759,000	\$745,000	02/19/2010	270