

Closed Sale Properties



Addr: 4204 West 179Th Torrance
Area: N Torrance - West **MLS #:** S09126888
OP: \$419,000
LP: \$419,000 **SP:** \$431,000 **Apx SF:** 937
LD: 12/01/2009 **SD:** 02/19/2010 **\$/SF:** \$459.98
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,600
YBl: 1950 **Prking:** **DOM:** 13
Elem: **Mid:** **High:**

Property Description: 2 Bdrm 1 Ba On A Corner Lot With 2 Car Detached Garage.



Addr: 18536 Ashley Torrance **MLS #:** S09083400
Area: N Torrance - West
OP: \$567,500
LP: \$479,000 **SP:** \$479,000 **Apx SF:** 1,654
LD: 08/01/2009 **SD:** 02/26/2010 **\$/SF:** \$289.60
Beds: 3 **Bath To:** 3.00 **LotSF:** 3,249
YBl: 1990 **Prking:** Direct Garage Acces **DOM:** 99
Elem: **Mid:** **High:**

Property Description: Nicely Appointed Attached Single Family Home, One Of Only Two On A Lot Attached At Garages Only. This 3 Bedroom 2 1/2 Bath Home Is Well Kept And Has Many Nice Features, Including 3 Outdoor Living Spaces, Carpet, Tile And Laminate Flooring. Downstairs Features A Double Door Entry Area, Spacious Living Room With Fireplace, Formal Dining Room, 1/2 Guest Bathroom And Multiple Storage Spaces. Eat-In Kitchen Has Sliding Door To Enclosed Patio. Oversized Two Car Garage Has Roll Up Door With Plenty Of Storage Cabinets. Upstairs Features A Master Suite With Private Bathroom, Walk-In Closet And Separate Balcony. Upstairs Has 2 Additional Bedrooms, Full Bathroom, Laundry Area, Floor To Ceiling Storage Cabinets In The Hall And A Door Leading To Private Deck. All-In-All Three Outdoor Living Areas. Ample Closets In All Bedrooms. No Hoa Or Dues. Each Owner Responsible For Their Own Maintenance, Taxes, Utilities, Etc. Owner Mentioned That 4Th Of July Fireworks Can Be Seen From The Master Balcony.



Addr: 4109 West 179Th Torrance **MLS #:** V09118904
Area: N Torrance - West
OP: \$499,900
LP: \$499,900 **SP:** \$480,000 **Apx SF:** 1,271
LD: 11/07/2009 **SD:** 02/03/2010 **\$/SF:** \$377.66
Beds: 4 **Bath To:** 2.00 **LotSF:** 5,700
YBl: 1955 **Prking:** Driveway **DOM:** 73
Elem: **Mid:** **High:**

Property Description: Beautiful 4 Bed, 2 Bath Home In Great Neighborhood. Remodeled Kitchen - Granite Counter Tops, New Cabinets, Laminate Flooring. Dual-Paned Windows Throughout. Fireplace In Family Room/ 4Th Bedroom. Master Bedroom With En-Suite 3/4 Bathroom - Both Bathrooms Have Been Upgraded (New Cabinets, Retiled. Large Rear Yard W/Fruit Trees (Guava, Mexican Lemon, Olive) And Large Covered Cement Patio With Built-In Bbq. Forced Air Heating With A/C. Separate Laundry Room. Roll Up Garage Door.

Conveniently Located Walking Distance To South Bay Galleria - For Shopping, Dining & Entertainment. Torrance School District. Easy Freeway Access And Just Few Miles From Beaches Of Redondo And Hermosa.

Closed Sale Properties



Addr: 17511 Cerise Torrance
Area: N Torrance - West **MLS #:** S10002824
OP: \$509,000
LP: \$509,000 **SP:** \$510,000 **Apx SF:** 1,360
LD: 01/07/2010 **SD:** 02/19/2010 **\$/SF:** \$375.00
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,990
YBl: 1950 **Prking:** **DOM:** 8
Elem: Yukon **Mid:** Magruder **High:** North

Property Description: Nice Turn Key Three Bedroom And 1.75 Bath Home Ready To Move In Located On A Quite Cul-De-Sac Street. Double Car Garage, Forced Air Heating, Hardwood Floors, Master Bedroom With Walk-In Closet, Large Back Yard With Fruit Trees. Located Close To Freeways, Torrance Schools, Beaches, And Shopping. Great Area For Kids... A Must See. Automatic Sprinklers And New Grass Seed To Be Added Within A Week.



Addr: 4043 West 178 Torrance
Area: N Torrance - West **MLS #:** S10001217
OP: \$649,000
LP: \$649,000 **SP:** \$649,000 **Apx SF:** 2,268
LD: 01/05/2010 **SD:** 02/22/2010 **\$/SF:** \$286.16
Beds: 4 **Bath To:** 3.00 **LotSF:** 5,629
YBl: 1985 **Prking:** Direct Garage Acces **DOM:** 27
Elem: **Mid:** **High:**

Property Description: Perfect Family Home! Very Bright & Big. Well Maintained Home On End Of Cul-De-Sac. This 1985 Built Has Sparkling Pool With Complete Security Gate. Spacious Master Bedroom With High Ceiling. 2 Fireplaces, All Bedrooms Upstairs. Don'T Miss This Beauty. Buyer To Verify Sq.Ft.



Addr: 2817 182Nd St. Torrance
Area: N Torrance - West **MLS #:** S09127362
OP: \$685,000
LP: \$685,000 **SP:** \$675,000 **Apx SF:** 2,323
LD: 12/04/2009 **SD:** 02/04/2010 **\$/SF:** \$290.57
Beds: 4 **Bath To:** 3.00 **LotSF:**
YBl: 2006 **Prking:** Direct Garage Acces **DOM:** 40
Elem: **Mid:** **High:**

Property Description: Gorgeous, Like-New Condo. Quiet, Rear Unit, One Of Two Condos. Open, Spacious Floorplan. Light And Airy With Many Windows And Skylights. Large, Private Backyard. Vaulted Ceilings. Huge Master Suite With Sitting/Office Area. Master Walk-In Closet. Large Tiled Jacuzzi Tub, Tiled Shower. Granite In Kitchen And Baths. All Maple, Glazed Cabinets. Stainless Steel Appliances. Tiled Floors With Luxury Carpet. Pre-Wired For Cable/Internet/Hdtv. Built-In Surround Sound. Gas Fireplace. Forced Air And Air Conditioner. Pull-Down Attic Access Ladder, With Built-In Storage And Light. Guest Parking Space For Each Unit.

Closed Sale Properties



Addr: 2053 West 161 Torrance
Area: N Torrance - East **MLS #:** V09118356
OP: \$350,000
LP: \$350,000 **SP:** \$350,000 **Apx SF:** 840
LD: 11/05/2009 **SD:** 02/05/2010 **\$/SF:** \$416.67
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,800
YBl: 1950 **Prking:** Direct Garage Acces **DOM:** 60
Elem: Lincoln **Mid:** Cashimir **High:** North

Property Description: Tax Shows 840 Sq. Ft. But There Is Family Room Added Without Permit. Actual Sq. Ft. Is 1064. Quiet Neighborhood, Property Has A Lot Of Potential, Large Lot. Property Meets All Financing Requirements: Down Payment Assistance Ok, Va, Fha, Calstrs, Calpers, Conventional, Or All Cash. Make An Offer!!



Addr: 16926 Wilkie Torrance **MLS #:** S09124323
Area: N Torrance - East
OP: \$400,000
LP: \$420,000 **SP:** \$420,000 **Apx SF:** 1,214
LD: 11/23/2009 **SD:** 02/16/2010 **\$/SF:** \$345.96
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,760
YBl: 1953 **Prking:** **DOM:** 85
Elem: Lincoln **Mid:** Casimir **High:** North

Property Description: Subject To Cancellation Of Existing Escrow. Bank Approved Short Sale. Amazing Neighborhood With Long Term Neighbors. Great Corner Lot With Larger Lot Size For Area, Rv Parking Possibilities Very Easily. Lots Of Pride Of Ownership In Neighborhood. Bread And Butter Home For The Neighborhood, Short Sale - All Terms And Conditions Subject To Lender Approval.



Addr: 17034 Illinois Torrance **MLS #:** S09091368
Area: N Torrance - East
OP: \$488,500
LP: \$469,000 **SP:** \$460,000 **Apx SF:** 1,044
LD: 08/21/2009 **SD:** 02/12/2010 **\$/SF:** \$440.61
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,500
YBl: 1954 **Prking:** Garage Door Opene **DOM:** 161
Elem: **Mid:** **High:**

Property Description: Completely Remodeled One Year Ago!!! Nice And Quiet Neighborhood. Modern Style, Open Floor Plan, Hardwood Floors, And Tile. Inside Stackable Washer/Dryer. Copper Plumbing, Nice Size Yard With Covered Patio Area. Great Torrance Schools. Near Parks, Shopping And Fwys. One Year Old Appliances Still Under Warranty, Included In Sale. Lemon, Tangerine, And Avocado Trees In The Backyard.

Closed Sale Properties



Addr: 2603 West 181St Torrance
Area: N Torrance - East **MLS #:** F1823463
OP: \$593,500
LP: \$535,000 **SP:** \$524,500 **Apx SF:** 2,066
LD: 10/16/2009 **SD:** 01/29/2010 **\$/SF:** \$253.87
Beds: 4 **Bath To:** 3.00 **LotSF:** 5,880
YBl: 1955 **Prking:** **DOM:** 120
Elem: **Mid:** **High:**

Property Description: 12/3/09 Huge Price Reduction! A Home For The Holidays! Take Another Look At This Prime Torrance Custom 2 Story Contemporary On A Sweeping Corner Lot. Great Location! Walking Distance To Schools, Parks And Easy Freeway Access To All. This Home Has What You Are Looking For! 4 Br, Formal Dining Room, Family Room And 3 Baths. Master Suite On 2Nd Floor Has Nice Tree Top Views And Total Privacy. Large Kitchen Opens To Family Room With A Wall Of Built-Ins And Sliding French Doors To Private Yard. Seller Will Pay \$10,500 In Closing Costs For Any/All Termite And Repairs, Agents Please Read Agent Comments For More Information And Showing Instructions And Please Lock All Doors After Showings.



Addr: 16903 Ardatth Torrance
Area: N Torrance - East **MLS #:** S09130322
OP: \$639,900
LP: \$639,900 **SP:** \$640,000 **Apx SF:** 2,801
LD: 12/14/2009 **SD:** 02/23/2010 **\$/SF:** \$228.49
Beds: 5 **Bath To:** 3.00 **LotSF:** 5,100
YBl: 1953 **Prking:** **DOM:** 15
Elem: **Mid:** **High:**

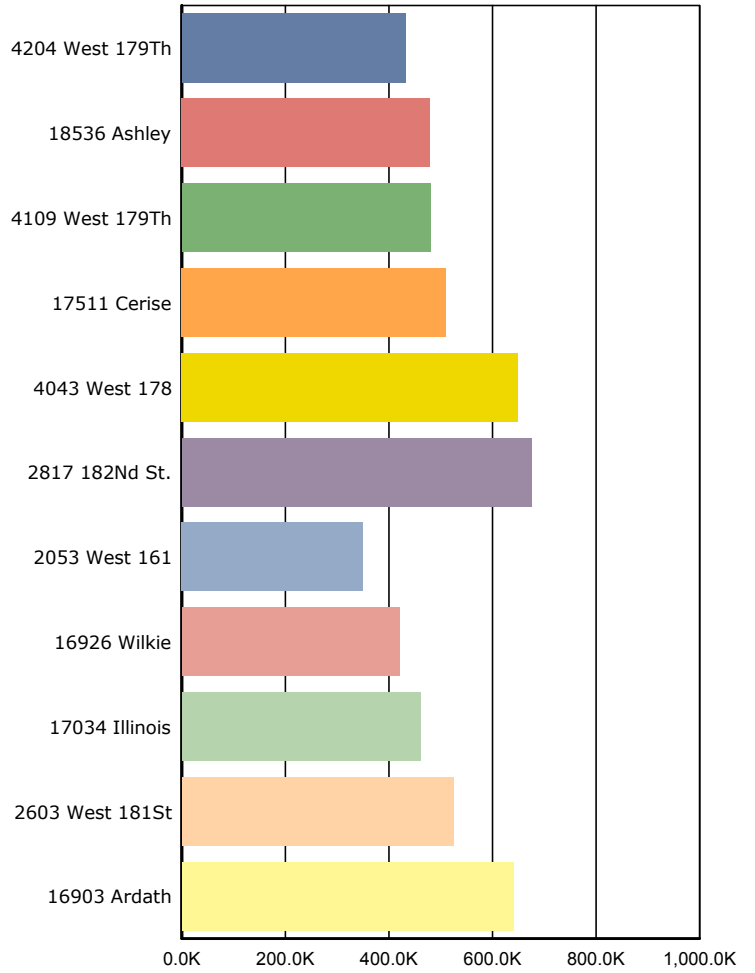
Property Description: Wow! What An Opportunity On This Spacious Single Family Home. This Property Is Priced For An Immediate Sale. If You Hesitate You May Miss Out On This Opportunity. This Property Features 5 Bedrooms With Separate Living Room, Family Room And Bonus Room. Tax Records Show 6 Bedrooms. It Appears Modifications And/Or Alterations May Have Been Made Without Seller'S Knowledge. Seller Only Represents What Is On Tax Records However Mls Description Shows Property In Its Current Condition. This Home Has Carpet, Hardwood And Tile Flooring, Tile Counter And Seperate Spa Tub And Shower In Master Bath, Built In Cabinetry With Wetbar And Bonus Room, Breakfast Area, Family Room With Built In Cabinetry, Tile Counters In Kitchen, Fireplace In Living Room, Rear Patio, Balcony, And Attached 2 Car Garage.

Date: 2/28/2010

CMA Pro Report

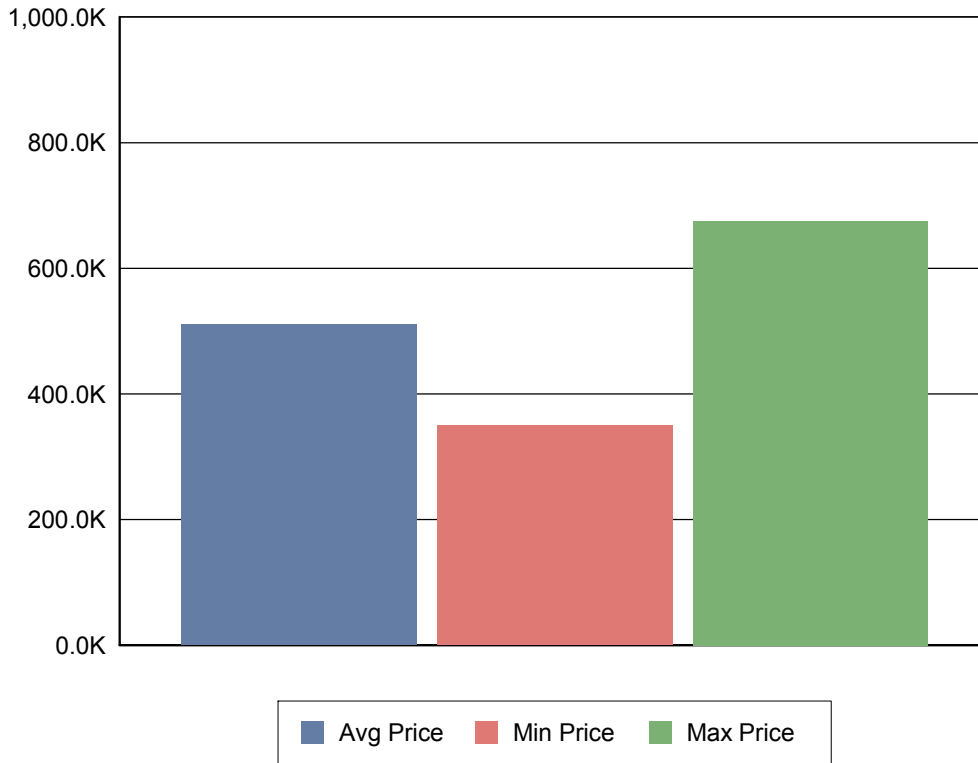
Closed Sale Properties

Total # of Listings	11
Lowest Price	\$350,000
Highest Price	\$675,000
Average Price	\$510,773
Avg. Price/SqFt	\$342.23
Avg DOM	64



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$350,000	\$675,000	\$510,773	\$342.23
Totals / Averages	\$350,000	\$675,000	\$510,773	\$342.23

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
4204 West 179Th Torrance	\$419,000	\$431,000	13	%2.86	\$459.98
18536 Ashley Torrance	\$479,000	\$479,000	99	%0.00	\$289.60
4109 West 179Th Torrance	\$499,900	\$480,000	73	-%3.98	\$377.66
17511 Cerise Torrance	\$509,000	\$510,000	8	%0.20	\$375.00
4043 West 178 Torrance	\$649,000	\$649,000	27	%0.00	\$286.16
2817 182Nd St. Torrance	\$685,000	\$675,000	40	-%1.46	\$290.57
2053 West 161 Torrance	\$350,000	\$350,000	60	%0.00	\$416.67
16926 Wilkie Torrance	\$420,000	\$420,000	85	%0.00	\$345.96
17034 Illinois Torrance	\$469,000	\$460,000	161	-%1.92	\$440.61
2603 West 181St Torrance	\$535,000	\$524,500	120	-%1.96	\$253.87
16903 Ardath Torrance	\$639,900	\$640,000	15	%0.02	\$228.49
Total Averages	\$514,073	\$510,773	64	%-0.57	\$342.23

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	4204 West 179Th	2	1.00	937	1950	\$419,000	\$431,000	02/19/2010	13

Date: 2/28/2010

CMA Pro Report

S	18536 Ashley	3	3.00	1,654	1990	\$479,000	\$479,000	02/26/2010	99
S	4109 West 179Th	4	2.00	1,271	1955	\$499,900	\$480,000	02/03/2010	73
S	17511 Cerise	3	2.00	1,360	1950	\$509,000	\$510,000	02/19/2010	8
S	4043 West 178	4	3.00	2,268	1985	\$649,000	\$649,000	02/22/2010	27
S	2817 182Nd St.	4	3.00	2,323	2006	\$685,000	\$675,000	02/04/2010	40
S	2053 West 161	2	1.00	840	1950	\$350,000	\$350,000	02/05/2010	60
S	16926 Wilkie	3	2.00	1,214	1953	\$420,000	\$420,000	02/16/2010	85
S	17034 Illinois	3	1.00	1,044	1954	\$469,000	\$460,000	02/12/2010	161
S	2603 West 181St	4	3.00	2,066	1955	\$535,000	\$524,500	01/29/2010	120
S	16903 Ardath	5	3.00	2,801	1953	\$639,900	\$640,000	02/23/2010	15