

Closed Sale Properties



Addr: 3309 Danaha Torrance
Area: Waleria **MLS #:** S09119738
OP: \$609,000
LP: \$609,000 **SP:** \$603,000 **Apx SF:** 1,508
LD: 11/09/2009 **SD:** 02/03/2010 **\$/SF:** \$399.87
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,865
YBl: 1950 **Prking:** **DOM:** 71
Elem: **Mid:** **High:**

Property Description: "Short Sale" Traditional 3 Bedroom Waleria Home. Master Bedroom Has Walk-In Closet And Is Separate From 2 Other Spacious Bedrooms. Tiled Kitchen Opens To Large Family Room Featuring Brick Fireplace. Large Entertaining Back Yard Has Covered Patio, Low Maintenance. Workshop/Bonus Room And 1/2 Bath Attached To Alley Access Garage. Great S. High School District. Near Park & Elementary School. Carport Parking In Front. "Must See"



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).

Closed Sale Properties



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.



Addr: 22603 Felbar Torrance **MLS #:** S09123245
Area: South East Torrance - West
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: 5026 Pacific Coast Torrance **MLS #:** S09089635
Area: Hollywood Riviera
OP: \$650,000
LP: \$615,000 **SP:** \$615,000 **Apx SF:** 1,500
LD: 08/17/2009 **SD:** 02/08/2010 **\$/SF:** \$410.00
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,500
YBl: 1953 **Prking:** Direct Garage Acces **DOM:** 104
Elem: Riviera **Mid:** Richardson **High:** South

Property Description: Riviera Bargain!!!!!!!!!!!!!! Mostly Original But Super Clean House, Refinished Hardwood Floors, Freshly Painted, Large Kitchen/Family Room With Fireplace. Kitchen Has Been Upgraded With Granite Counters. Nice Back Yard And Patio Area. Walking Distance To Schools And Shopping, Frontage Street Off Of Pch, Cul-De- Sac Closer To Calle Mayor.

Closed Sale Properties



Addr: 498 Palos Verdes Redondo Beach
Area: Hollywood Riviera **MLS #:** V09029264
OP: \$750,000
LP: \$625,000 **SP:** \$625,000 **Apx SF:** 1,886
LD: 03/10/2009 **SD:** 02/19/2010 **\$/SF:** \$331.39
Beds: 3 **Bath To:** 3.00 **LotSF:** 1,999
YBl: 1974 **Prking:** Direct Garage Acces **DOM:** 332
Elem: **Mid:** **High:**

Property Description: Beautiful Views Of The Ocean, Whitewater, Palos Verdes And City Lights From All Major Rooms. This Townhome Has One Of The Largest Floor Plan In The Complex. It Has A Very Spacious Family Roomn With A Patio At The Same Level Of The Garage. The Kitchen Has Slate Counters And Hardwood Floors. The Dining Room Is Elevated And Has Maple Floors. It Has A Fireplace In The Living Room And A Wet Bar...The Design Is Contemporary. The Master Bedroom Has Wood Ceilings And A Balcony With Wonderful Views..

The Terrific Sunsets And The Short Walks To The Beach, Restaurants And Shops Of The Hollywood Riviera...Make It An Ideal Place To Live.



Addr: 128 Via Colusa Redondo Beach
Area: Hollywood Riviera **MLS #:** S10006003
OP: \$859,000
LP: \$859,000 **SP:** \$825,000 **Apx SF:** 1,221
LD: 01/15/2010 **SD:** 02/18/2010 **\$/SF:** \$675.68
Beds: 3 **Bath To:** 1.00 **LotSF:** 6,160
YBl: 1948 **Prking:** **DOM:** 3
Elem: **Mid:** **High:**

Property Description: 3Rd Bedroom Has Been Converted To A Dining Room. Copper Plumbing (Buyer To Verify). Hardwood Floors Under Carpet (Buyer To Verify). Wood Burning Fireplace In Loving Room. Original Riviera Tile In Kitchen And Stall Shower. Sewing Room Off Living Room With With Panoramic Ocean Coastline View. Wall Furnace With Thermostat. Large Enclosed Patio With Decorative Water Fountain And 1 Bedroom, 1/2 Bath Guest Quarters (Not Permitted). Apple Tree, Avocado Tree, Macadamia Tree & Banana Tree In Backyard, And Rosemary Tree And Lemon Tree Along Driveway. 2 Car Detached Garage With Enclosed Storage Space Behing Garage (Storage Space Not Permitted).



Addr: 910 Calle Miramar Redondo Beach
Area: Hollywood Riviera **MLS #:** V09029860
OP: \$1,525,000
LP: \$1,395,000 **SP:** \$1,360,000 **Apx SF:** 2,517
LD: 03/11/2009 **SD:** 02/17/2010 **\$/SF:** \$540.33
Beds: 4 **Bath To:** 4.00 **LotSF:** 7,200
YBl: 1952 **Prking:** Driveway, On Site **DOM:** 279
Elem: Riviera **Mid:** Richardson **High:** South High

Property Description: Magnificent Panoramic View Home. One Of The Best Views In Hollywood Riviera. Your Clients Will Be Overwhelmed By The View! Perched On Top Of The World, This Home Has Panoramic Ocean & City Light Views From Almost Every Room! The Interior Is Absolutely Beautiful. Remodeled With Top Of The Line Materials, & Beautiful Attention To Detail. Large Rooms, High Ceilings & Open Floorplan Make This Home An Exceptional Place To Live. The Gourmet Kitchen Has Been Beautifully Remodeled With Exquisite Attention To Detail. The Oversized Master Bedroom Has A Fireplace With A Sitting Area, Large Walk-In Closet & A Bathroom The Size Of Another Bedroom. In The Backyard, There Is A Beautiful Meditational Garden That Affords Both Privacy & Serenity. If Your Clients Are Looking For The Perfect California Indoor/Out Door Life Style, This Is The House For Them. If Your Clients Are Looking For Manuverability, This Is A Much Sought After Single Story Home.

Closed Sale Properties

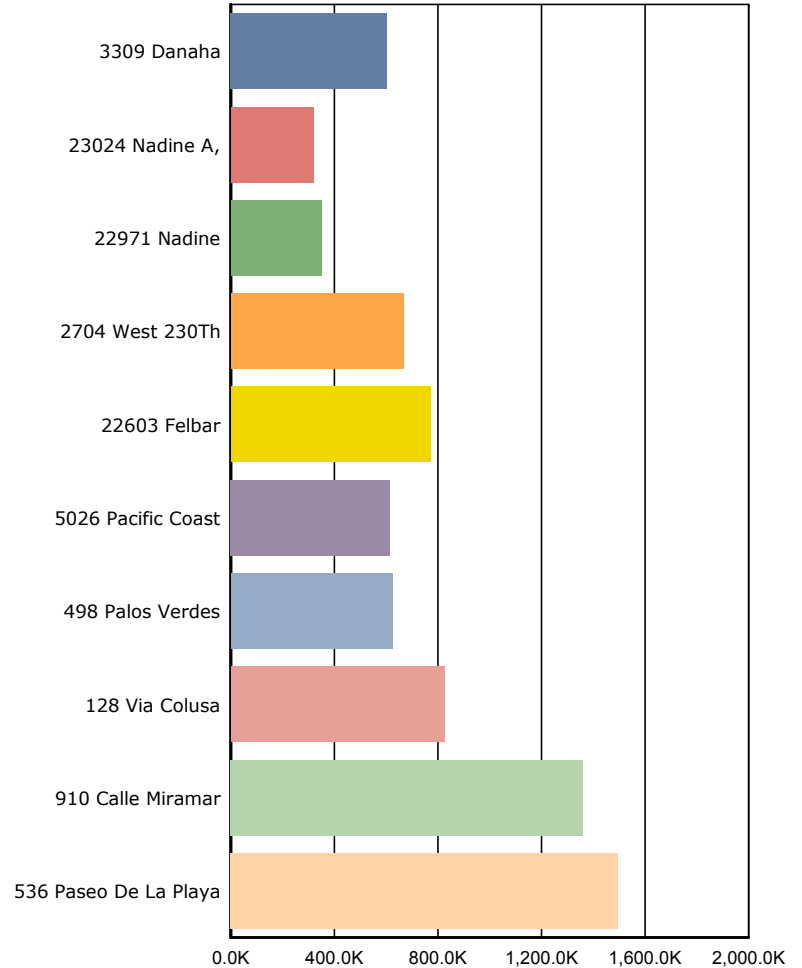


Addr: 536 Paseo De La Playa Redondo Beach
Area: Hollywood Riviera **MLS #:** V09102870
OP: \$1,550,000
LP: \$1,550,000 **SP:** \$1,495,000 **Apx SF:** 2,515
LD: 09/23/2009 **SD:** 02/09/2010 **\$/SF:** \$594.43
Beds: 3 **Bath To:** 4.00 **LotSF:** 8,300
YBl: 1955 **Prking:** Direct Garage Acces **DOM:** 110
Elem: **Mid:** **High:**

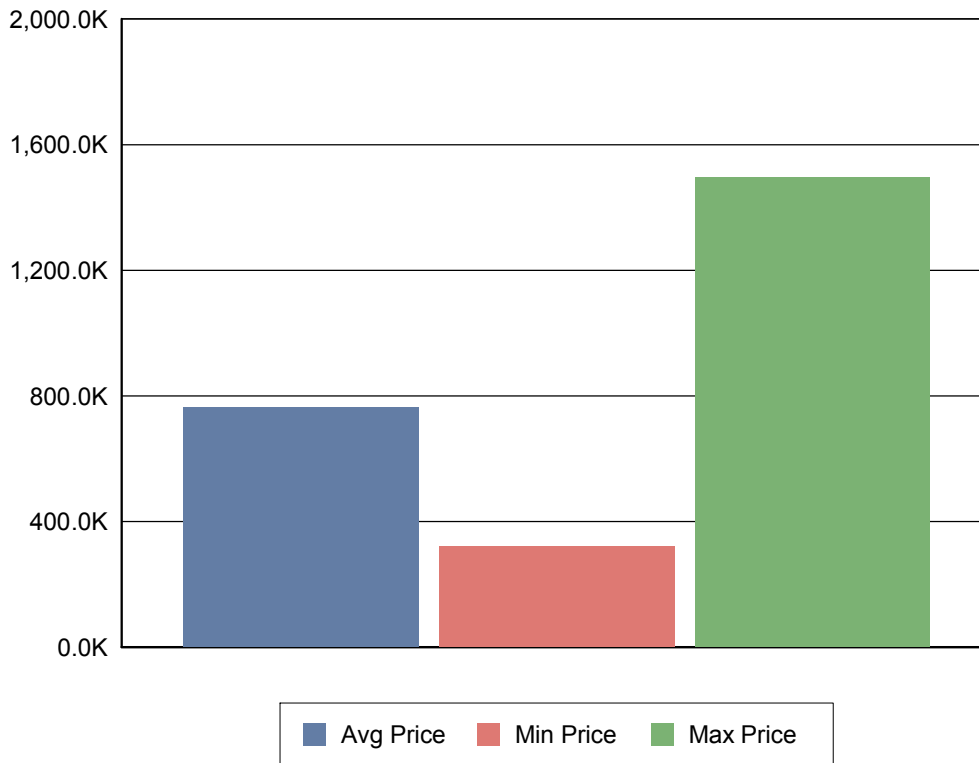
Property Description: Enjoy Coming Home To Your Absolutely Beautiful Remodeled Home And Garden And Then Taking A Quick Stroll To The Beach To Enjoy The Sunset! Just A 5 Minute Walk To The Bluffs And The Palos Verdes Beach Club - A Breath Taking Picture! A True Entertainers Delight, This Is A Rare Opportunity To Own Just Steps To The Sand And An Absolutely "Picture Perfect" Home! There Is A Private Front Patio With A Peak Of Ocean View, 3 Bedrooms Plus Office And 3 ½ Baths, All New Dual Paned Windows And Doors, Cook'S Dream Kitchen With Granite Counters And Top Of The Line Appliances, Spacious Living Room With Custom Fireplace And High Ceilings, Formal Dining Room, And Family Room Off The Kitchen. Family Gatherings Will Be A Breeze Here With The Patio And Colorful Flowering Garden.

Closed Sale Properties

Total # of Listings	10
Lowest Price	\$320,000
Highest Price	\$1,495,000
Average Price	\$763,000
Avg. Price/SqFt	\$438.10
Avg DOM	127



CMA Pro Report Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$320,000	\$1,495,000	\$763,000	\$438.10
Totals / Averages	\$320,000	\$1,495,000	\$763,000	\$438.10

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3309 Danaha Torrance	\$609,000	\$603,000	71	-%0.99	\$399.87
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
5026 Pacific Coast Torrance	\$615,000	\$615,000	104	%0.00	\$410.00
498 Palos Verdes Redondo Beach	\$625,000	\$625,000	332	%0.00	\$331.39
128 Via Colusa Redondo Beach	\$859,000	\$825,000	3	-%3.96	\$675.68
910 Calle Miramar Redondo Beach	\$1,395,000	\$1,360,000	279	-%2.51	\$540.33
536 Paseo De La Playa Redondo Beach	\$1,550,000	\$1,495,000	110	-%3.55	\$594.43
Total Averages	\$778,200	\$763,000	127	%-1.65	\$438.10

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	3309 Danaha	3	2.00	1,508	1950	\$609,000	\$603,000	02/03/2010	71
S	23024 Nadine A	2	2.00	950	1963	\$335,000	\$320,000	02/26/2010	112

Date: 2/28/2010

CMA Pro Report

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	5026 Pacific Coast	3	2.00	1,500	1953	\$615,000	\$615,000	02/08/2010	104
S	498 Palos Verdes	3	3.00	1,886	1974	\$625,000	\$625,000	02/19/2010	332
S	128 Via Colusa	3	1.00	1,221	1948	\$859,000	\$825,000	02/18/2010	3
S	910 Calle Miramar	4	4.00	2,517	1952	\$1,395,000	\$1,360,000	02/17/2010	279
S	536 Paseo De La Playa	3	4.00	2,515	1955	\$1,550,000	\$1,495,000	02/09/2010	110