

## Closed Sale Properties



**Addr:** 4309 Sepulveda Torrance  
**Area:** Southwood **MLS #:** S09108630  
**OP:** \$500,000  
**LP:** \$500,000 **SP:** \$535,000 **Apx SF:** 1,140  
**LD:** 10/08/2009 **SD:** 02/08/2010 **\$/SF:** \$469.30  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,400  
**YBl:** 1956 **Prking:** **DOM:** 97  
**Elem:** **Mid:** **High:**

**Property Description:** Great Yard, Lots Of Upgrades Done And Now Ready For You To Put Your Own Touch On It! Sold As-Is! Crown Moulding In Living Room, Updated Kitchen, Granite Counter Tops In Kitchen. Lots Of Storage And Hardwood Floors Throughout.



**Addr:** 4433 Emerald 27, Torrance  
**Area:** West Torrance **MLS #:** S10004557  
**OP:** \$540,000  
**LP:** \$540,000 **SP:** \$540,000 **Apx SF:** 1,633  
**LD:** 01/13/2010 **SD:** 02/26/2010 **\$/SF:** \$330.68  
**Beds:** 3 **Bath To:** 2.00 **LotSF:**  
**YBl:** 1982 **Prking:** Direct Garage Acces **DOM:** 5  
**Elem:** VICTOR ELEMENT **Mid:** JEFFERSON JR. HIG **High:** WEST HIGH

**Property Description:** Beautiful Gate Community In West Torrance Area. Elementary, Middle And High School All Walking Distance. 3 Bedrooms And 2 1/2 Bath, Attached 2 Car Garage Direct Access To Living Room. Community Swimming Pool & Spa. Private Patio, Fireplace At Living Room & Master Bedroom. Cathedral High Ceiling. Hardwood Floor, And Carpet On 2Nd Level Nice & Quiet. Your Must See!



**Addr:** 4524 Deelane Torrance  
**Area:** West Torrance **MLS #:** 09403781  
**OP:** \$618,700  
**LP:** \$587,775 **SP:** \$574,775 **Apx SF:** 1,750  
**LD:** 10/09/2009 **SD:** 02/23/2010 **\$/SF:** \$328.44  
**Beds:** 5 **Bath To:** 2.00 **LotSF:** 5,200  
**YBl:** 1955 **Prking:** Garage **DOM:** 90  
**Elem:** **Mid:** **High:**

**Property Description:** Bank Owned/Reo!! Great Price And A Tremendous Opportunity To Buy A Nice 5 Bedroom + 2 Bathroom 2 Story West Torrance Home In Nice Neighborhood. Attached Garage, Walled Patio Area, Good Sized Lot, Family Room With Fireplace, Nice Central Location. Large Master Bedroom With Attached Balcony. In Need Of Tlc. To Be Sold In ~As Is~ Condition. Lender Prequalification Required With All Offers. See Private Remarks For Showing Instructions.

## Closed Sale Properties



**Addr:** 5313 Norton Torrance  
**Area:** West Torrance  
**OP:** \$629,000  
**LP:** \$615,000  
**LD:** 12/16/2009  
**Beds:** 3  
**YBl:** 1956  
**Elem:** Towers

**SP:** \$588,000  
**SD:** 02/25/2010  
**Bath To:** 2.00  
**Prking:**  
**Mid:** Bert Lynn

**MLS #:** S09131389  
**Apx SF:** 1,162  
**\$/SF:** \$506.02  
**LotSF:** 5,300  
**DOM:** 31  
**High:** West High

**Property Description:** This Is The West High Location You Have Been Waiting For! This Fabulous West High Home Has More Than A Few Of Your Favorite Things!...The Favorite Westernly Location On A Favorite Quiet Street Within A Favorite Quick Walk To West High! Favorite Rear Living Room Floor Plan With Favorite Vaulted Ceilings And Favorite Masterbedroom Floorplan!!

Favorite Original, But, Super Clean Condition (No Remodeling To Undo)...You Can Move In And Upgrade At Your Leisure, Because It Has All Of Your Favorite Things!!



**Addr:** 4603 Towers Torrance  
**Area:** West Torrance  
**OP:** \$595,000  
**LP:** \$595,000  
**LD:** 12/08/2009  
**Beds:** 3  
**YBl:** 1954  
**Elem:**

**SP:** \$595,000  
**SD:** 02/19/2010  
**Bath To:** 1.00  
**Prking:**  
**Mid:**

**MLS #:** S09128716  
**Apx SF:** 1,098  
**\$/SF:** \$541.89  
**LotSF:** 5,760  
**DOM:** 14  
**High:** West

**Property Description:** Large Bright Corner Lot! Quiet Street. West High. Priced To Sell. 3 Bedrooms, Lots Of Closet Space. Hardwood Floors (Protected By Carpet). Remodeled Tile Bath With Seperate Shower. Large Rear Yards. Cement Pad Behind Garage Perfect For Boat, Rv Or Additional Cars. Could Use Some Tlc. A Diamond In The Rough.



**Addr:** 20518 Earl Street Torrance  
**Area:** West Torrance  
**OP:** \$629,000  
**LP:** \$629,000  
**LD:** 12/26/2009  
**Beds:** 3  
**YBl:** 2004  
**Elem:** Victor

**SP:** \$638,000  
**SD:** 02/05/2010  
**Bath To:** 3.00  
**Prking:** Direct Garage Acces  
**Mid:** Lynn

**MLS #:** S09133674  
**Apx SF:** 1,883  
**\$/SF:** \$338.82  
**LotSF:** 2,500  
**DOM:** 13  
**High:** West High

**Property Description:** "Bay Breeze" Built In 2004. Beautiful Free Standing Condo In West Torrance. Best Location In The Complex. Very Bright And Spacious With Hardwood Flooring. Gourmet Kitchen With Granite Counter Top, Maple Cabinets, And Spacious Pantry. Master Suite W/ Walk-In Closet, Oval Tub And Separate Shower. Private Backyard Is Just Good Enough For Bbq. Huge Laundry Room W/ Lots Of Cabinets. 3 Car Garage. Home Is In Excellent Condition!!!

## Closed Sale Properties



**Addr:** 4723 Halison Torrance  
**Area:** West Torrance  
**OP:** \$660,000  
**LP:** \$660,000  
**LD:** 11/30/2009  
**Beds:** 3  
**YBlt:** 1955  
**Elem:**

**SP:** \$651,500  
**SD:** 02/02/2010  
**Bath To:** 1.00  
**Prking:** Driveway  
**Mid:** Bert Lynn

**MLS #:** S09126101  
**Apx SF:** 1,158  
**\$/SF:** \$562.61  
**LotSF:** 5,830  
**DOM:** 7  
**High:** West

**Property Description:** Welcome To This Warm And Inviting West Torrance Home. The Home Features 3 Bedrooms, 1158 Sq. Ft, Plus An Additional Bonus-Family Room Not Included In The Square Footage. From The Moment You Enter, You Will Love The Open Floor Plan Which Includes A Living Room With Vaulted Ceilings, And A Stunning Gourmet Kitchen. The Kitchen'S Many Amenities Include Granite Counter Tops And Subway Tile, Custom Antique White Cabinets With Oversized Drawers, And Farmhouse Style Sink With Dual Faucets. No Expense Was Spared On The Many Other Features Including A 6 Burner Viking Stove And Hood, Top Of The Line Stainless Appliances, And Custom Built In Dining Cove With Lighted Cabinetry. You Will Be Amazed By The Beautifully Remodeled Full Bath With Granite, Private Shower With Dual Shower Heads, A Bench Seat And Fluted Glass. In This Designer Perfect Home You Will Find Gleaming Hardwood Floors, Recessed Lighting, And Warm And Inviting Paint Colors. All This, Plus A Park-Like Backyard! A Must See.



**Addr:** 5021 Emerald Torrance  
**Area:** West Torrance  
**OP:** \$640,000  
**LP:** \$640,000  
**LD:** 12/06/2009  
**Beds:** 3  
**YBlt:** 1961  
**Elem:** Victor

**SP:** \$657,900  
**SD:** 02/19/2010  
**Bath To:** 2.00  
**Prking:** Garage Door Opene  
**Mid:** Jefferson

**MLS #:** S09128928  
**Apx SF:** 1,506  
**\$/SF:** \$436.85  
**LotSF:** 6,000  
**DOM:** 41  
**High:** West High

**Property Description:** Classic Family Home In A Most Desirable West High Torrance Neighborhood. Lots Of Original Features - Come Make This Home Your Own!! Three Bedrooms And A Full Bath In The Hall On One Side Of The House, And A Master Bedroom With It'S Own 3/4 Bath On The Other Side Of The House. Inside Laundry Room With Access To The Side Yard And Patio And The Back Door Of The Garage. The Former Owners Created A Unique Garden In The Backyard Off The Rear Patio. The Room Adjacent To The Kitchen Can Be Used As A Dining Room Or Great Room As There Is Enough Space For A Dining Room Table And Family Room Furniture. There Are Sliders To The Patio From The Great Room And The Living Room. The Garage Includes Built-In Cabinets And Shelves For Extra Storage, And A Work Bench. Also Included Are The Washer And Dryer, And The Refrigerator In The Kitchen As Well As The One In The Garage!



**Addr:** 5532 Maricopa St. Torrance  
**Area:** West Torrance  
**OP:** \$975,000  
**LP:** \$975,000  
**LD:** 10/15/2009  
**Beds:** 3  
**YBlt:** 1994  
**Elem:**

**SP:** \$910,000  
**SD:** 02/10/2010  
**Bath To:** 3.00  
**Prking:** Direct Garage Acces  
**Mid:**

**MLS #:** V09111508  
**Apx SF:** 2,656  
**\$/SF:** \$342.62  
**LotSF:** 3,675  
**DOM:** 64  
**High:**

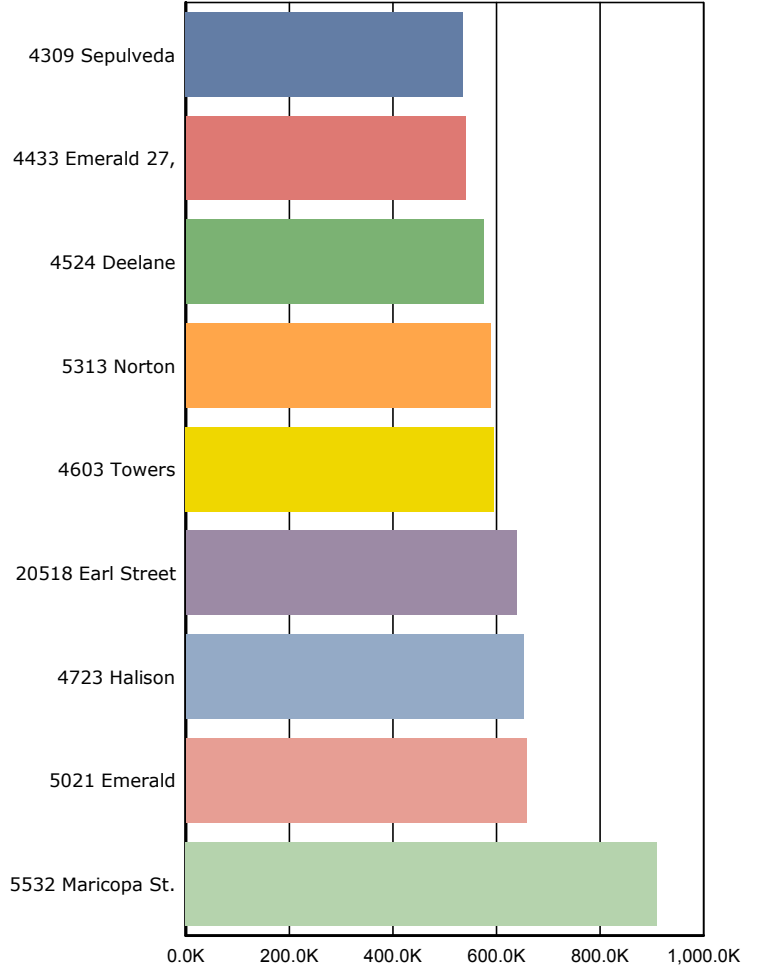
**Property Description:** Mediterranean Home In Privately Owned Gated Community Of Pacific Colony. 3 Bed, 2 2/1 Baths, Plus Large Multipurpose Loft. Large Master Bedroom And Bath, 2 Walk-In Closets, Fireplace, Sitting Area, Vaulted Ceilings And Balcony. Large Living Room With Fireplace. Hardwood Floors In Entry, Kitchen And Eating Area. High Ceilings And Recessed Lighting Throughout. Community Pool, Club Houses, & Gym. Near Award-Winning Schools.

Date: 2/28/2010

# CMA Pro Report

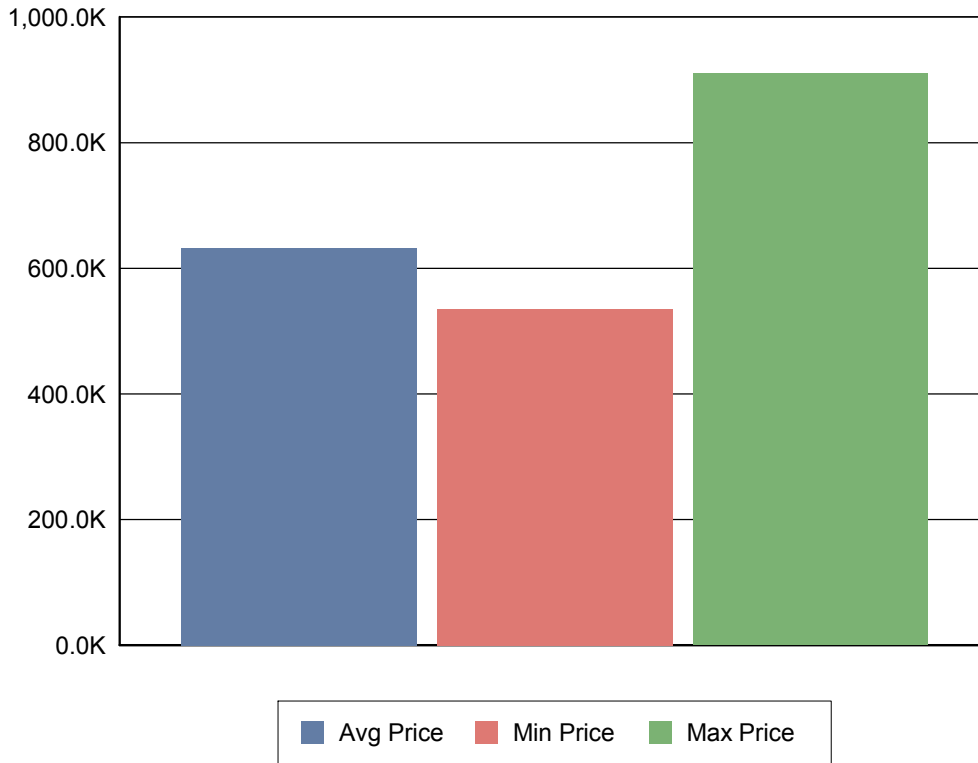
## Closed Sale Properties

Total # of Listings	<b>9</b>
Lowest Price	<b>\$535,000</b>
Highest Price	<b>\$910,000</b>
Average Price	<b>\$632,242</b>
Avg. Price/SqFt	<b>\$428.58</b>
Avg DOM	<b>40</b>



# CMA Pro Report

## Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$535,000	\$910,000	\$632,242	\$428.58
<b>Totals / Averages</b>	<b>\$535,000</b>	<b>\$910,000</b>	<b>\$632,242</b>	<b>\$428.58</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
4309 Sepulveda Torrance	\$500,000	\$535,000	97	%7.00	\$469.30
4433 Emerald 27, Torrance	\$540,000	\$540,000	5	%0.00	\$330.68
4524 Deelane Torrance	\$587,775	\$574,775	90	-%2.21	\$328.44
5313 Norton Torrance	\$615,000	\$588,000	31	-%4.39	\$506.02
4603 Towers Torrance	\$595,000	\$595,000	14	%0.00	\$541.89
20518 Earl Street Torrance	\$629,000	\$638,000	13	%1.43	\$338.82
4723 Halison Torrance	\$660,000	\$651,500	7	-%1.29	\$562.61
5021 Emerald Torrance	\$640,000	\$657,900	41	%2.80	\$436.85
5532 Maricopa St. Torrance	\$975,000	\$910,000	64	-%6.67	\$342.62
<b>Total Averages</b>	<b>\$637,975</b>	<b>\$632,242</b>	<b>40</b>	<b>%-0.37</b>	<b>\$428.58</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
S	4309 Sepulveda	3	2.00	1,140	1956	\$500,000	\$535,000	02/08/2010	97
S	4433 Emerald 27	3	2.00	1,633	1982	\$540,000	\$540,000	02/26/2010	5
S	4524 Deelane	5	2.00	1,750	1955	\$587,775	\$574,775	02/23/2010	90

Date: 2/28/2010

## CMA Pro Report

S	5313 Norton	3	2.00	1,162	1956	\$615,000	\$588,000	02/25/2010	31
S	4603 Towers	3	1.00	1,098	1954	\$595,000	\$595,000	02/19/2010	14
S	20518 Earl Street	3	3.00	1,883	2004	\$629,000	\$638,000	02/05/2010	13
S	4723 Halison	3	1.00	1,158	1955	\$660,000	\$651,500	02/02/2010	7
S	5021 Emerald	3	2.00	1,506	1961	\$640,000	\$657,900	02/19/2010	41
S	5532 Maricopa St.	3	3.00	2,656	1994	\$975,000	\$910,000	02/10/2010	64