

Closed Sale Properties



Addr: 1203 East San Antonio 102, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P709783
OP: \$133,700
LP: \$133,700 **SP:** \$133,700 **Apx SF:** 919
LD: 11/04/2009 **SD:** 01/07/2010 **\$/SF:** \$145.48
Beds: 2 **Bath To:** 1.00 **LotSF:** 1,058
YBl: 1979 **Prking:** **DOM:** 5
Elem: **Mid:** **High:**

Property Description: Why Pay Rent When You Can Own! Perfect Condo For First Time Buyer Or Investor!



Addr: 5026 Falcon Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** Y905530
OP: \$274,900
LP: \$229,900 **SP:** \$205,000 **Apx SF:** 812
LD: 11/14/2009 **SD:** 01/27/2010 **\$/SF:** \$252.46
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,350
YBl: 1942 **Prking:** **DOM:** 59
Elem: **Mid:** **High:**

Property Description: Agents If Showing Active It Is. Diamond In The Rough, 2 Bedrooms, One Bath, With 1+1 Back Unit, Buyer To Verify If Permitted, 2 Car Garage On Spacious 5350 Sqft Lot Size.



Addr: 3511 Elm 202, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P710236
OP: \$231,900
LP: \$231,900 **SP:** \$232,000 **Apx SF:** 1,251
LD: 11/06/2009 **SD:** 01/28/2010 **\$/SF:** \$185.45
Beds: 2 **Bath To:** 2.00 **LotSF:** 597
YBl: 1971 **Prking:** **DOM:** 83
Elem: BUYER TO VERIFY **Mid:** BUYER TO VERIFY **High:** BUYER TO VERIF

Property Description: 2 Bedroom / 2 Bath Unit With Inside Laundry. Unknown If Parking Is Included. Buyer / Buyer'S Agent To Verify For Themselves.



Addr: 3359 Pasadena 40, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P711006
OP: \$260,000
LP: \$260,000 **SP:** \$250,000 **Apx SF:** 977
LD: 11/12/2009 **SD:** 01/13/2010 **\$/SF:** \$255.89
Beds: 2 **Bath To:** 2.00 **LotSF:** 1,485
YBl: 1979 **Prking:** **DOM:** 24
Elem: **Mid:** **High:**

Property Description: Beautiful Townhouse Style Condo A Must See Shows Like A Model Home! Spacious Living Room With Vaulted Ceiling, Gas Fireplace And Separate Dining Area. Many Upgrades And Extras Including Beautiful Kitchen Counter Tops And Backsplash Behind Range. Brand New Range And Dishwasher Will Be Installed For This Sale. Hardwood Floor In Living Room, Tile In Kitchen And Baths. Lovely Tile Work On Walls In Masterbath And Half Bath. Living Room Has Custom Made Window Treatment And New Window Treatment Will Be Installed In Master Bedroom. Quality Carpet On Stairs, Hallway, And Master Bedroom. Attached Garage With Direct Access To Unit With Epoxy Floor. Convenient Location Near Shopping; Restaurants; Freeway And Public Transportation. Almost New Washer And Dryer To Remain In Unit.

Closed Sale Properties



Addr: 3530 Elm 202, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** 109106218
OP: \$249,900
LP: \$249,900 **SP:** \$252,000 **Apx SF:** 1,198
LD: 10/01/2009 **SD:** 12/29/2009 **\$/SF:** \$210.35
Beds: 2 **Bath To:** 2.00 **LotSF:** 266
YBl: 1979 **Prking:** **DOM:** 26
Elem: **Mid:** **High:**

Property Description: Property Sold As Is Without Repair Or Warranty. Schools, Shopping, Recreation And Other Supporting Services Are All Located With Convenient Proximity To The Property. Additional Features Include: Carpet Flooring In The Bedrooms. Laminate Flooring In The Entry, Kitchen, Dining Room, And Living Room. Vinyl Flooring In The Bathrooms. Kitchen Consisted Of White Finished Wood Cabinets And Laminate Counter Tops. The Front Yard Consisted Of A Lawn, And Mature Vegetation.



Addr: 4746 Gundry Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S593753
OP: \$359,990
LP: \$329,990 **SP:** \$333,000 **Apx SF:** 902
LD: 10/23/2009 **SD:** 12/30/2009 **\$/SF:** \$369.18
Beds: 2 **Bath To:** 2.00 **LotSF:** 5,350
YBl: 1942 **Prking:** **DOM:** 25
Elem: **Mid:** **High:**

Property Description: New! New! New! Just Finished Rehab! The Following Items Are New: New Paint, New Bathrooms, New Carpet, New Tile-Like 1 Piece Vinyl Flooring, New Kitchen Cabinets, New Door Handles, New Light Fixtures, New Baseboard, New Appliances Etc. Etc... Detached 2 Car Garage W An Additional Adjacent Studio. Shows Like A Model And Has Remodeled Bathrooms. Plus Separate Freestanding 10X10 Shed. Gated Driveway. !



Addr: 3657 Country Club H, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R905886
OP: \$299,900
LP: \$335,000 **SP:** \$335,000 **Apx SF:** 1,423
LD: 09/12/2009 **SD:** 12/31/2009 **\$/SF:** \$235.42
Beds: 3 **Bath To:** 2.00 **LotSF:** 2,714
YBl: 1975 **Prking:** **DOM:** 114
Elem: Los Cerritos **Mid:** Hughes **High:**

Property Description: Highly Desirable Townhouse In Country Club Gardens Located In Historic Los Cerritos. Popular 3 Bedroom Model With Upgrades Throughout. Great Floor Plan For Cozy Living Or Entertaining. Sunny Living Room With Fireplace, Exit From Cheerful Kitchen To Your Own Private Patio. Two Car Attached Garage. Beautiful Complex With Lush Landscaping, Pool And Spa. Master Suite Is A Special Retreat!

Closed Sale Properties



Addr: 4460 Rose Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P711921
OP: \$389,000
LP: \$389,000 **SP:** \$375,000 **Apx SF:** 1,260
LD: 11/20/2009 **SD:** 01/29/2010 **\$/SF:** \$297.62
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,050
YBl: 1944 **Prking:** **DOM:** 54
Elem: **Mid:** **High:**

Property Description: Regular Sale. Large Corner Lot In Bixby Highlands. View Of Cherry Park. Used Brick Planter Box Surrounding Entry Porch. Living Room With Wood-Burning Fireplace. Expanded Dining/Family Room Area. Three Bedrooms & 1 1/4 Baths. Updated Kitchen. Newer Roof And Water Heaters. Double Car Garage Plus Attached Permitted Bonus Room 15'X20', Plumbed For Possible Shower And Toilet. House Wiring Underground. Buyer To Verify Permits. Seller Will Not Make Any Repairs And Will Not Pay For Termite Or Home Warranty. Property Is Being Sold 'As Is'.



Addr: 3748 Cerritos Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P712576
OP: \$379,500
LP: \$379,500 **SP:** \$380,000 **Apx SF:** 1,291
LD: 11/30/2009 **SD:** 12/31/2009 **\$/SF:** \$294.35
Beds: 2 **Bath To:** 2.00 **LotSF:** 5,248
YBl: 1948 **Prking:** **DOM:** 0
Elem: **Mid:** **High:**

Property Description: In The Heart Of California Heights!!! Tax Records Show As 2 Bedroom 2 Bath, Back Bonus Room Was Divided In To 2 More Bedrooms Making This A Four Bedroom 2 Bath, Buyer To Verify Permits On Their Own. This Property Has Been Redone With New Paint, Carpet And Granite Countertops. Nothing Fancy But It Is Clean And Ready To Move Into. The Yard Has Been Recently Cleaned Up Too Making This Place Perfect For A Fresh Start. Super Location And Ready To Sell!



Addr: 4455 Goldfield Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P712097
OP: \$399,900
LP: \$389,900 **SP:** \$387,000 **Apx SF:** 1,020
LD: 11/23/2009 **SD:** 01/26/2010 **\$/SF:** \$379.41
Beds: 3 **Bath To:** 1.00 **LotSF:** 6,018
YBl: 1945 **Prking:** **DOM:** 35
Elem: **Mid:** **High:**

Property Description: This Bixby Beauty Has All The Charm, All The Details, And All The Warmth Of Home At An Unbelievable Price. This Little Beauty Has Been Freshly Painted Inside And Out Featuring Newly Refinished Hardwood Floors, Great-Room Style Living Room (Complete With Fireplace), Open Kitchen Flow And Sliders Leading To A Patio Deck Perfect For Entertaining. Spacious Backyard Perfect For The Kids And Pets. Brand New Light Fixtures Throughout Coupled With A Completely Remodeled Bathroom. Newly Landscaped Front Yard Planters And New Sprinklers Make This This Cute Home A Must See!

Closed Sale Properties



Addr: 1009 East Ridgewood Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R905789
OP: \$385,000
LP: \$385,000 **SP:** \$410,000 **Apx SF:** 1,544
LD: 09/14/2009 **SD:** 01/15/2010 **\$/SF:** \$265.54
Beds: 4 **Bath To:** 2.00 **LotSF:** 5,750
YBl: 1947 **Prking:** **DOM:** 11
Elem: **Mid:** **High:**

Property Description: Spacious Single Family Residence, Features, Family Room W/ Fireplace, Hardwood Flooring, Detached Two Car Garage, Convenient Location. Don'T Wait To Show This One. Seller May Do Some Minor Cosmetic Repairs.



Addr: 3600 Walnut Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** 09411853
OP: \$425,000
LP: \$425,000 **SP:** \$425,000 **Apx SF:** 1,494
LD: 11/16/2009 **SD:** 01/15/2010 **\$/SF:** \$284.47
Beds: 2 **Bath To:** 1.00 **LotSF:** 6,144
YBl: 1937 **Prking:** Garage **DOM:** 8
Elem: **Mid:** **High:**

Property Description: Short Sale Approved !!!! Charming !! Located In Historic California Heights !! Hardwood Floors !! Two Large Bedrooms, One Small Bedroom Used As A Den, Spacious Living Room, Formal Dining Room, Large Bright Newer Kitchen With Eating Area, Step Out In To The Chef'S Garden. Bay Windows. Landscaped Yard. This Is A Gem !! All Terms And Commissions Subject To Lender Approval !!



Addr: 4238 Walnut Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P707452
OP: \$425,000
LP: \$425,000 **SP:** \$430,000 **Apx SF:** 1,470
LD: 10/15/2009 **SD:** 01/21/2010 **\$/SF:** \$292.52
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,105
YBl: 1943 **Prking:** **DOM:** 77
Elem: Long Fellow **Mid:** Hughes **High:**

Property Description: Just Step Into This Great Bixby Highlands Home!! Recently Painted And Hardwood Floors Restored!! Can Be 4 Bedroom!! Or 3 Bedroom With Office!! Pool And Fenced In Back Yard!! Long Driveway With Garage In Rear!!



Addr: 4315 California Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P713794
OP: \$499,000
LP: \$499,000 **SP:** \$500,000 **Apx SF:** 1,770
LD: 12/09/2009 **SD:** 01/17/2010 **\$/SF:** \$282.49
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,125
YBl: 1953 **Prking:** **DOM:** 6
Elem: **Mid:** **High:**

Property Description: Prime Bixby Knolls Location. Charming Euro Inspired Cottage On Elevated Lot. Spacious Living Room With A View To Street. Formal Dining Room Features Slider Door To Elevated Brick Terrace. Sun Filled Eat-In Kitchen.

Closed Sale Properties



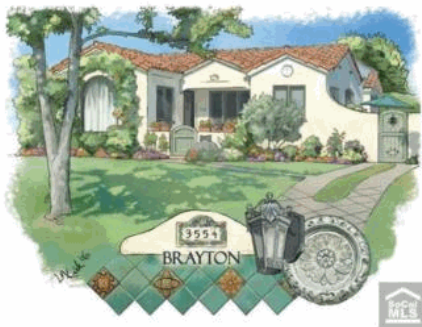
Addr: 4254 Locust Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P694844
OP: \$785,000
LP: \$650,000 **SP:** \$642,000 **Apx SF:** 1,985
LD: 07/11/2009 **SD:** 01/15/2010 **\$/SF:** \$323.43
Beds: 3 **Bath To:** 3.00 **LotSF:** 9,295
YBl: 1934 **Prking:** Driveway **DOM:** 143
Elem: **Mid:** **High:**

Property Description: Lovely 1930'S Style Hacienda Spanish. Wonderfully Remodeled And Open Kitchen W/ Granite Counters, Hardwood Flooring And Stainless Appliances. Added Family Room Off Kitchen Overlooks The Back Garden And Makes For A Spacious Great Room. Formal Entry Leads A Fabulous Office (The 3Rd Bedroom) With A Greenbelt View. The Enchanting Living Room Features 2 Sets Of French Doors, A Fireplace And Original Plank, Peg And Groove Hardwood Floors. Both Of The Guest Bedroom And The Master Bedroom Have Their Own Baths With The Exquisite Original Deco Tile. The Classic Front Veranda W/ Swing Has A Lovely View Of The Triangle Park And Captures The Breezes Off The Golf Course. The Spacious Back Lawn Has Several Fruit Trees And A Patio Perfect For Evening Bbq'S. Located In A Unique Park-Like Setting In The Elegant Virginia Country Club Neighborhood. Tax Roles Show The Square Footage As 1545. Agents Please View Agent Notes, For Terms And Conditions.



Addr: 1021 East Tehachapi Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P680337
OP: \$760,000
LP: \$685,000 **SP:** \$662,500 **Apx SF:** 2,647
LD: 03/18/2009 **SD:** 01/15/2010 **\$/SF:** \$250.28
Beds: 4 **Bath To:** 3.00 **LotSF:** 9,050
YBl: 1948 **Prking:** **DOM:** 150
Elem: **Mid:** **High:**

Property Description: Beautiful, Well Cared For Home On Wide, Tree Lined, Quiet Street Of New Bixby Area. Large Lot, New Carpet And Paint, Clean And Shows Well. Take Your Clients Direct, No Need To Preview.



Addr: 3554 Brayton Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P714927
OP: \$699,000
LP: \$699,000 **SP:** \$700,000 **Apx SF:** 2,061
LD: 12/20/2009 **SD:** 01/29/2010 **\$/SF:** \$339.64
Beds: 3 **Bath To:** 3.00 **LotSF:** 6,400
YBl: 1928 **Prking:** **DOM:** 2
Elem: **Mid:** **High:**

Property Description: One Of The Finest Spanish Homes In California Heights! All The Old World Character & Charm With All The First Class Upgrades Your Clients Expect! Attention To Detail In Every Square Inch! Gleaming Hardwood Floors, Coved Ceilings, Arched Doorways, Wall Niches, Sconces And French Paned Doors Throughout! Spacious Living Room With Mock Fireplace. Formal Dining Room With Double-Hung Windows Overlooking Front Veranda. Remodeled Kitchen And Breakfast Nook With Cherry Cabinetry, Granite Counters And Professional Grade Stainless Steel Appliances. Family Room With French Doors Leading To Side Entertaining Patio With Fountain, Gas Fireplace And Built-In Stainless Steel Bbq. Master-Suite With French Doors Leading To Private Rear Yard, Built-In Book Cases, Dressing Room, Walk-In Closet & Custom Bath With Luxury Shower. Large Guest Bedroom With Private Bath. Inside Laundry, Forced Air Heat, Seperate Workshop, Copper Plumbing, Tankless Water Heater...So Much More.

Closed Sale Properties

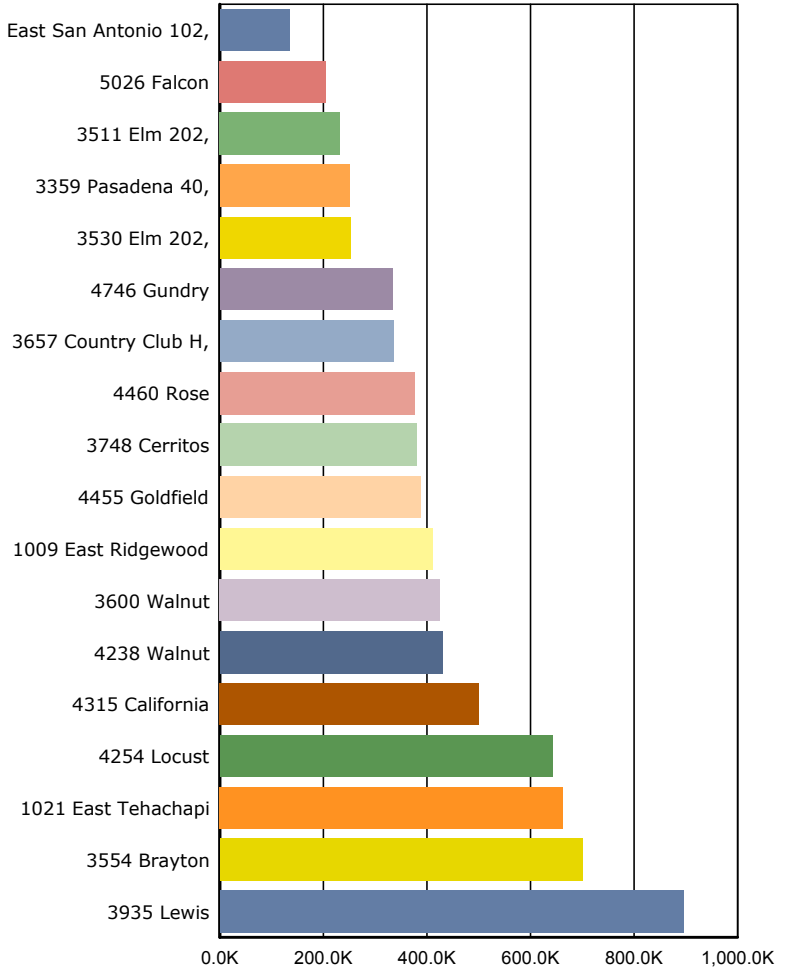


Addr: 3935 Lewis Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R907023
OP: \$895,000
LP: \$895,000 **SP:** \$895,000 **Apx SF:** 2,556
LD: 11/11/2009 **SD:** 12/31/2009 **\$/SF:** \$350.16
Beds: 3 **Bath To:** 4.00 **LotSF:** 11,330
YBl: 1952 **Prking:** Garage Door Opene **DOM:** 19
Elem: Longfellow **Mid:** Hughes **High:** Poly

Property Description: Simply Exquisite 1-Story Traditional On 11,000' Lot In Lovely Bixby Knolls. Lush Landscaping Welcomes You To The Front Porch...Step Inside & Admire The Formal Living & Dining Rooms With Patagonian Rosewood Floors, Double Crown Moldings, Wide Baseboards, Recessed Lights & Dining Room Wainscott! Fabulous Great Room With Italian Porcelain Floor, Brick Fireplace, Surround Sound Which Extends Out-Of-Doors! Gourmet Kitchen Has Glazed Maple Cabinets With Granite Counters Plus Cherry Wood Center Island! 6 Burner Gas Range With Oven Plus Electric/Convection Oven! Microwave & Warming Oven...Ge Monogram 48' & Bar Fridges, Plus 2 Dishwashers, Garden Window!! 3 Bedrooms, 3 1/2 Baths (3 Totally Remodeled!) Step Outside And Be Wowed By The Brick Porch, Patio, Renovated Pool, Spa, Fountain & Grounds! All This Plus Central Heat & Air, All Copper Piping, Updated Electric, Inside Laundry, Heavy Shake Roof, Oversize Garage, Electric Gate! A Fabulous Home For Casual Living Or Gracious Entertaining! Wow!!

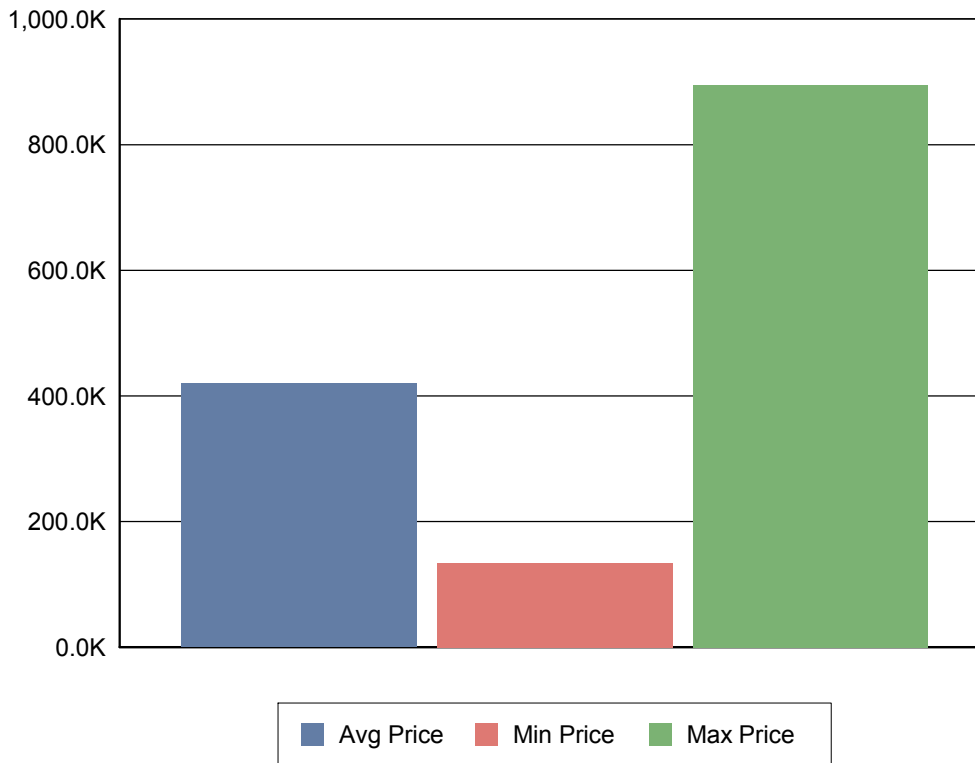
Closed Sale Properties

Total # of Listings	18
Lowest Price	\$133,700
Highest Price	\$895,000
Average Price	\$419,289
Avg. Price/SqFt	\$278.56
Avg DOM	47



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$133,700	\$895,000	\$419,289	\$278.56
Totals / Averages	\$133,700	\$895,000	\$419,289	\$278.56

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
1203 East San Antonio 102, Long Beach	\$133,700	\$133,700	5	%0.00	\$145.48
5026 Falcon Long Beach	\$229,900	\$205,000	59	-%10.83	\$252.46
3511 Elm 202, Long Beach	\$231,900	\$232,000	83	%0.04	\$185.45
3359 Pasadena 40, Long Beach	\$260,000	\$250,000	24	-%3.85	\$255.89
3530 Elm 202, Long Beach	\$249,900	\$252,000	26	%0.84	\$210.35
4746 Gundry Long Beach	\$329,990	\$333,000	25	%0.91	\$369.18
3657 Country Club H, Long Beach	\$335,000	\$335,000	114	%0.00	\$235.42
4460 Rose Long Beach	\$389,000	\$375,000	54	-%3.60	\$297.62
3748 Cerritos Long Beach	\$379,500	\$380,000	0	%0.13	\$294.35
4455 Goldfield Long Beach	\$389,900	\$387,000	35	-%0.74	\$379.41
1009 East Ridgewood Long Beach	\$385,000	\$410,000	11	%6.49	\$265.54
3600 Walnut Long Beach	\$425,000	\$425,000	8	%0.00	\$284.47
4238 Walnut Long Beach	\$425,000	\$430,000	77	%1.18	\$292.52
4315 California Long Beach	\$499,000	\$500,000	6	%0.20	\$282.49
4254 Locust Long Beach	\$650,000	\$642,000	143	-%1.23	\$323.43
1021 East Tehachapi Long Beach	\$685,000	\$662,500	150	-%3.28	\$250.28
3554 Brayton Long Beach	\$699,000	\$700,000	2	%0.14	\$339.64
3935 Lewis Long Beach	\$895,000	\$895,000	19	%0.00	\$350.16
Total Averages	\$421,766	\$419,289	47	%-0.76	\$278.56

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	1203 East San Antonio 102	2	1.00	919	1979	\$133,700	\$133,700	01/07/2010	5
S	5026 Falcon	2	1.00	812	1942	\$229,900	\$205,000	01/27/2010	59
S	3511 Elm 202	2	2.00	1,251	1971	\$231,900	\$232,000	01/28/2010	83
S	3359 Pasadena 40	2	2.00	977	1979	\$260,000	\$250,000	01/13/2010	24
S	3530 Elm 202	2	2.00	1,198	1979	\$249,900	\$252,000	12/29/2009	26
S	4746 Gundry	2	2.00	902	1942	\$329,990	\$333,000	12/30/2009	25
S	3657 Country Club H	3	2.00	1,423	1975	\$335,000	\$335,000	12/31/2009	114
S	4460 Rose	3	2.00	1,260	1944	\$389,000	\$375,000	01/29/2010	54
S	3748 Cerritos	2	2.00	1,291	1948	\$379,500	\$380,000	12/31/2009	0
S	4455 Goldfield	3	1.00	1,020	1945	\$389,900	\$387,000	01/26/2010	35
S	1009 East Ridgewood	4	2.00	1,544	1947	\$385,000	\$410,000	01/15/2010	11
S	3600 Walnut	2	1.00	1,494	1937	\$425,000	\$425,000	01/15/2010	8
S	4238 Walnut	3	2.00	1,470	1943	\$425,000	\$430,000	01/21/2010	77
S	4315 California	3	2.00	1,770	1953	\$499,000	\$500,000	01/17/2010	6
S	4254 Locust	3	3.00	1,985	1934	\$650,000	\$642,000	01/15/2010	143
S	1021 East Tehachapi	4	3.00	2,647	1948	\$685,000	\$662,500	01/15/2010	150
S	3554 Brayton	3	3.00	2,061	1928	\$699,000	\$700,000	01/29/2010	2
S	3935 Lewis	3	4.00	2,556	1952	\$895,000	\$895,000	12/31/2009	19