

Closed Sale Properties



Addr: 2605 Sepulveda 315, Torrance
Area: Central Torrance **MLS #:** V09111005
OP: \$388,000
LP: \$388,000 **SP:** \$375,000 **Apx SF:** 1,191
LD: 10/15/2009 **SD:** 01/20/2010 **\$/SF:** \$314.86
Beds: 2 **Bath To:** 2.00 **LotSF:** 82,522
YBl: 2003 **Prking:** Garage Door Opene **DOM:** 54
Elem: **Mid:** **High:**

Property Description: Highly Desirable Top Floor 2Br, 2Ba Condo In The Beautiful Trade Winds Complex. Many Upgrades Including Granite Kitchen Counters, Stainless Steel Appliances, Surround Sound, Crown Moldings, Framed Bathroom Mirrors & Ceiling Fans. Custom Decorator Painting And Faux Finishes Throughout. Open Kitchen To Breakfast Bar/Dining Area And Living Room. Bright Unit With Lovely Westward Facing Balcony Centered On The Resort Like Pool Area And Courtyard Below. Spacious Master Bedroom Has Huge Walk-In Closet Plus Additional Closet With Custom Dressing Table. Master Bath Has Double Vanity Sinks And Large Oval Tub With Shower. Large 2Nd Bedroom Includes Custom Murphy Bed/Wall Unit. Washer & Dryer Hookups Inside Unit. Secured Building With Gated Parking (2 Side By Side Spaces & 2 Storage Containers Steps From The Elevator). Complex Offers Pool, Spa, Fitness Center, Clubhouse With Full Kitchen, Tv, Library And Billiard Table. One Owner Must Be 55 Or Older.



Addr: 2555 Plaza Del Amo G, Torrance
Area: Central Torrance **MLS #:** S09118182
OP: \$399,900
LP: \$399,900 **SP:** \$387,000 **Apx SF:** 1,365
LD: 11/05/2009 **SD:** 01/08/2010 **\$/SF:** \$283.52
Beds: 2 **Bath To:** 2.00 **LotSF:** 1,851
YBl: 1984 **Prking:** Subterranean **DOM:** 33
Elem: Fern **Mid:** Madrona **High:** Torrance High

Property Description: This Is The Best Single Level Floorplan In The Windemere Community. It Is Very Spacious With An Excellent Flow And It Just Feels Like Home! The Large Living Room W/Fireplace Opens Out To A Private Patio Surrounded By Lush Greenery. The Kitchen Is Very Functional With Lots Of Pantry Space, A Breakfast Counter And Built-In Appliances (The Flooring Is New); There Is A Large, Full-Sized Laundry Room W/Cabinets Just Off The Hallway; It Also Has Central-Air And Forced Air Heat. The Master Bedroom Has A Large Walk-In Closet, And A Large Master Bath Area W/Dual Vanity Sinks And A Large Oval Tub/Shower, And New Flooring. All This And Located In A Lovely Resort-Like Community; Enjoy The Tree-Lined Entry; 24-Hr Security Guards, Lush Landscaping, & Wonderful Recreational Facilities; Centrally Located In Torrance And Conveniently Close To Shopping, Beaches, Employment And Freeways. The Hoa Includes Water, Trash, Unlimited Hot-Water, Cable, Eq Ins., Heat, Security Guards And More.



Addr: 2800 Plaza Del Amo 129, Torrance
Area: Central Torrance **MLS #:** 09398937
OP: \$463,000
LP: \$463,000 **SP:** \$461,000 **Apx SF:** 1,273
LD: 09/17/2009 **SD:** 01/12/2010 **\$/SF:** \$362.14
Beds: 2 **Bath To:** 2.50 **LotSF:** 0
YBl: 1989 **Prking:** Garage Door Opene **DOM:** 117
Elem: Check w/City **Mid:** Check w/City **High:** Check w/City

Property Description: Best Opportunity For Investor At Summerwind. Super Bright & Light Unit With Privacy. Buyer To Take Over The Current Lease Agreement With Very Stable Tenant (Until April 30, 2010). Newer Beautiful Wook-Like Floor Throughout. Double Master Suite W/Direct Access Garage With Extra Storage Room. Showing Is Strictly Subject To Accepted Offer. Rent Is \$2250/Month.

Closed Sale Properties



Addr: 3310 Antonio Torrance
Area: Central Torrance
OP: \$510,000
LP: \$510,000
LD: 01/08/2010
Beds: 3
YBl: 1955
Elem:

SP: \$505,000
SD: 01/15/2010
Bath To: 2.00
Prking:
Mid:

MLS #: M10003872
Apx SF: 1,815
\$/SF: \$278.24
LotSF: 5,300
DOM: 4
High:

Property Description: Bank Owned. Beautiful Home Ready To Move In.



Addr: 3101 Plaza Del Amo 74, Torrance
Area: Central Torrance
OP: \$549,000
LP: \$539,000
LD: 11/20/2009
Beds: 3
YBl: 1986
Elem: Hickory Elementary

SP: \$510,000
SD: 01/29/2010
Bath To: 3.00
Prking: Direct Garage Acces
Mid: Madrona Middle

MLS #: S09123969
Apx SF: 1,446
\$/SF: \$352.70
LotSF: 2,173
DOM: 43
High: Torrance High

Property Description: Imagine Living Near A Nature Preserve In The Middle Of The City! And Yet Close To Shopping, Restaurants, Theaters. Tree-Top Views! Secluded End Unit In The Desirable Windsong Complex Just North Of The Madrona Marsh & Nature Center. Located In The North End Of The Complex, This Rare Three Bedroom Unit Has Newer Laminate Flooring. Enjoy Easier Maintenance In The Living Room With Gas Fireplace, Dining Area, And Sunny Den. Do You Cook? Well, You Will When You See This Newly Remodeled Kitchen With Pass Thru Window To Dining Area, Granite Counter, Glass Tile Backsplash, Maple Wood Cabinets. Don'T Forget The Private Balcony - Bbq, Sunning, Crafts, Yoga! Two Good-Sized Bedrooms And King-Sized Master Bedroom. Both Hall Bath And Master Bath Have Newer Flooring. Two Car Attached Garage With Extra Storage And Laundry Hookups. Windsong Offers A Gated Pool & Spa, Guest Parking... Security Gated Community. Walk To The Farmer'S Market At Wilson Park Or The Stores At Del Amo Mall.



Addr: 1730 Date Torrance
Area: Central Torrance
OP: \$700,000
LP: \$600,000
LD: 10/01/2009
Beds: 4
YBl: 1990
Elem:

SP: \$580,000
SD: 01/26/2010
Bath To: 3.00
Prking: Direct Garage Acces
Mid:

MLS #: S09105697
Apx SF: 2,329
\$/SF: \$249.03
LotSF: 3,750
DOM: 116
High:

Property Description: This Delightful Home Is Located In The Torrance Garden Area. The Two-Story Property Offers 4 Bedrooms & 3 Bathrooms. The Entryway Into This Home Is Fabulous, Featuring Leaded-Glass Double-Doors & Beautifully Polished Marble Flooring. The Charming Kitchen Is Airy And Spacious Featuring A Tiled Breakfast Bar, Cabinetry, & Offering Plenty Of Storage Space. French Double-Doors Will Lead You To A Lovely Patio Area! Oak Banisters Grace The Staircase, Leading You Upstairs To All Four Bedrooms And Laundry. The Master Bedroom Features Vaulted Ceilings, A Gorgeous Marble Fireplace, & Offers Plenty Of Closet Space. The Spare Bedroom, Which Is Currently Being Used As An Office/Library, Features Oak Shelving & Closet With Built-In Cabinets & Custom Shelving. The Inside Laundry Room Is Conveniently Located Upstairs. This Fabulous Home Is Located In A Great Located Within Central Torrance, Close To Schools, Shopping, Post Office, Park, And So Much More! Don'T Miss This Delightful Opportunity!

Closed Sale Properties



Addr: 3538 Torrance 141, Torrance
Area: Central Torrance
OP: \$585,000
LP: \$585,000
LD: 08/20/2009
Beds: 3
YBl: 2005
Elem:

SP: \$590,000
SD: 01/31/2010
Bath To: 3.00
Prking: Direct Garage Acces
Mid:

MLS #: S09091448
Apx SF: 2,088
\$/SF: \$282.57
LotSF:
DOM: 11
High: w.high

Property Description: Built In 2005! "Bungalows" Gated Community In Desirable And Convenience Area. Near Torrance City Hall, Library, Shopping Center, Market. Wall To Wall Beautiful Hardwood Floors Through Out The Unit, Custom Curtains, Direct Access Garage, 3 Car Parking Space, Patio, Individual Laundry Room. Low Hoa.

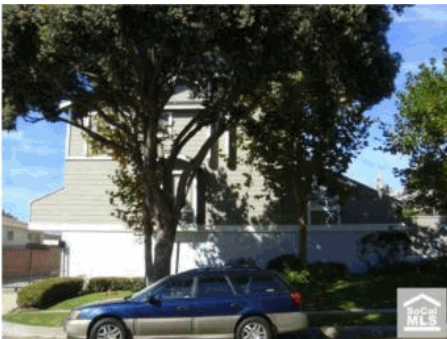


Addr: 1281 Cabrillo Ave 203, Torrance
Area: Old Torrance
OP: \$349,000
LP: \$349,000
LD: 11/12/2009
Beds: 2
YBl: 1993
Elem: Torrance

SP: \$340,000
SD: 01/05/2010
Bath To: 2.00
Prking: Garage Door Opene
Mid: Hull

MLS #: S09121132
Apx SF: 843
\$/SF: \$403.32
LotSF:
DOM: 8
High: Torrance

Property Description: The Perfect Urban Living In The South Bay! Downtown Torrance'S Unique Complex That Is Irresistible, Affordable And Makes Life Simple. This Unit Has A Master Suite And A 2Nd Bedroom And Bath. The Kitchen Features Built-Ins And Tile Counters With An Adjacent Dining Area. The Living Room Is Ample Size With A Gas Fireplace And A Sliding Door To A Large Outdoor Patio. Enjoy Forced Air Warmth And Cool Central Air. An Inside The Unit Stacked Washer And Dryer Is Included, Too. Both Bathrooms Have Been Upgraded With Ceramic Tile Floors. The Master Has A Double Closet, Professionally Organized. Subterranean Parking Is Gated And The Unit Has A Separate Storage Room With Easy Access. Brisas Del Prado Is Professionally Managed, And Residents Can Relax In The Big Pool, Hot Spa, Exercise Room, And A Recreational Room. Elevator Access Goes To Garage And Living Spaces. Stay Out Of Your Car With Downtown Eateries, First Class Restaurants, Major Banks, Post Office, And Many Stores, Just Outside The Gate.



Addr: 2721 Gramercy 7, Torrance
Area: Old Torrance
OP: \$403,900
LP: \$403,900
LD: 11/10/2009
Beds: 2
YBl: 1983
Elem:

SP: \$384,000
SD: 01/06/2010
Bath To: 2.00
Prking:
Mid:

MLS #: P710604
Apx SF: 1,030
\$/SF: \$372.82
LotSF: 1,546
DOM: 8
High:

Property Description: Beautiful Reo Turn-Key Townhome. Fully Featured Newer Kitchen With Refrigerator And Microwave, Granite Counter Top, White Newer Cabinets. Travertine Counter Top In Bathrooms. Newer Carpet. Wood Flooring In Kitchen And Dining Area. 2 Private Patios In Front And At The Rear. Sub Level Gated 2 Parking Spaces Side By Side. Nice Quiet 8 Unit Complex Close To A Park.

Closed Sale Properties



Addr: 2006 Arlington Torrance
Area: Old Torrance **MLS #:** S09115991
OP: \$489,000
LP: \$489,000 **SP:** \$400,000 **Apx SF:** 950
LD: 10/29/2009 **SD:** 01/05/2010 **\$/SF:** \$421.05
Beds: 2 **Bath To:** 1.00 **LotSF:** 4,758
YBl: 1949 **Prking:** Carport Attached **DOM:** 12
Elem: **Mid:** **High:**

Property Description: Turn Key Doll House On A Great Corner Lot. This 1950'S Charmer Has A Two Car Attached Garage With Storage And Work Bench . It Also Has An Attached Covered Carport For A Third Car. Newer Roof ,Copper Plumbing, Private Backyard And Covered Patio Show Your Fussy Buyers



Addr: 2698 Cabrillo Torrance
Area: Old Torrance **MLS #:** S09050472
OP: \$485,000
LP: \$480,000 **SP:** \$480,000 **Apx SF:** 1,690
LD: 05/04/2009 **SD:** 01/11/2010 **\$/SF:** \$284.02
Beds: 3 **Bath To:** 3.00 **LotSF:** 0
YBl: 2006 **Prking:** Direct Garage Acces **DOM:** 62
Elem: **Mid:** **High:**

Property Description: Built In 2006!!! Located In The One Of Most Desirable Area In South Bay!!! The Unit Sits Inside The Complex Away From The Street. Wall To Wall Carpet Through Out The Unit. The Gourmet Kitchen Features Granite Counters, Granite Breakfast Bar/Center Island With Some Stainless Steel Appliances. The Master Bedroom Leads To The Main Balcony. There'S A Tenant In So It Will Be A Drive Only For Now!!!! Agents Do Not Disturb The Tenant. Lock Box Will Be On Soon Until Then, There Will Be "No Showing". I Would Appreciate It. Thank You.



Addr: 1524 Cravens 19, Torrance
Area: Old Torrance **MLS #:** V09106570
OP: \$559,900
LP: \$549,900 **SP:** \$537,000 **Apx SF:** 1,392
LD: 10/02/2009 **SD:** 01/04/2010 **\$/SF:** \$385.78
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBl: 1996 **Prking:** Direct Garage Acces **DOM:** 64
Elem: Torrance Elem. **Mid:** **High:** Torrance High

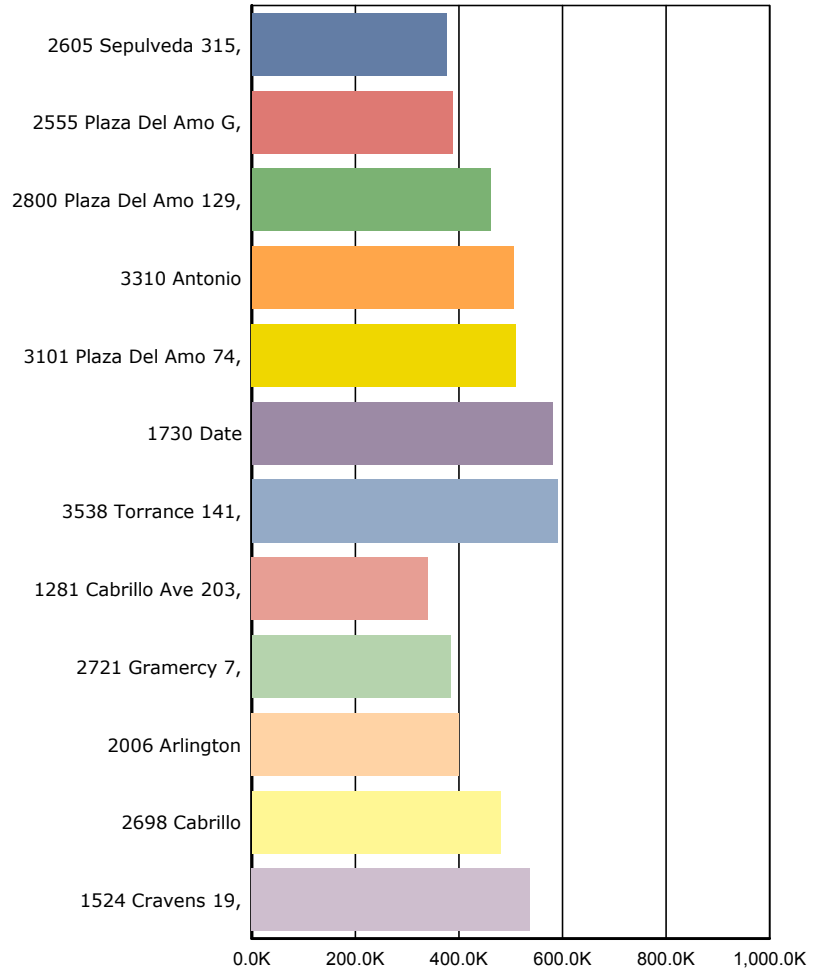
Property Description: Pride Of Ownership. Owner Has Relocated Out Of State. Light & Bright And Open With Lots Of Windows, High Ceilings, Skylight, Quiet Complex Just Steps From Famous Torrance Bakery & El Prado Park. 2 Car Attached Garage In A Secure Complex ; Wired For Sec. System , A/C , Three Bedrooms, 2.5 Bathrooms , Balcony Off The Kitchen With Gas Line Great For Bbq, Fireplace In The Living Room. Ceiling Fans In All The Bedrooms . Designer Painting, Wood Laminate Floors & Carpets In '07. Inside Laundry . This Unit Does Look Larger , Per Original Owner Sq Ft Is 1491, Buyer To Verify. All This & Low Hoa As It Includes Water, Trash, Earthquack Ins. & All The Maintanance Outside With Security Gate. Main Gate Is At 1516 Cravens.

Date: 2/20/2010

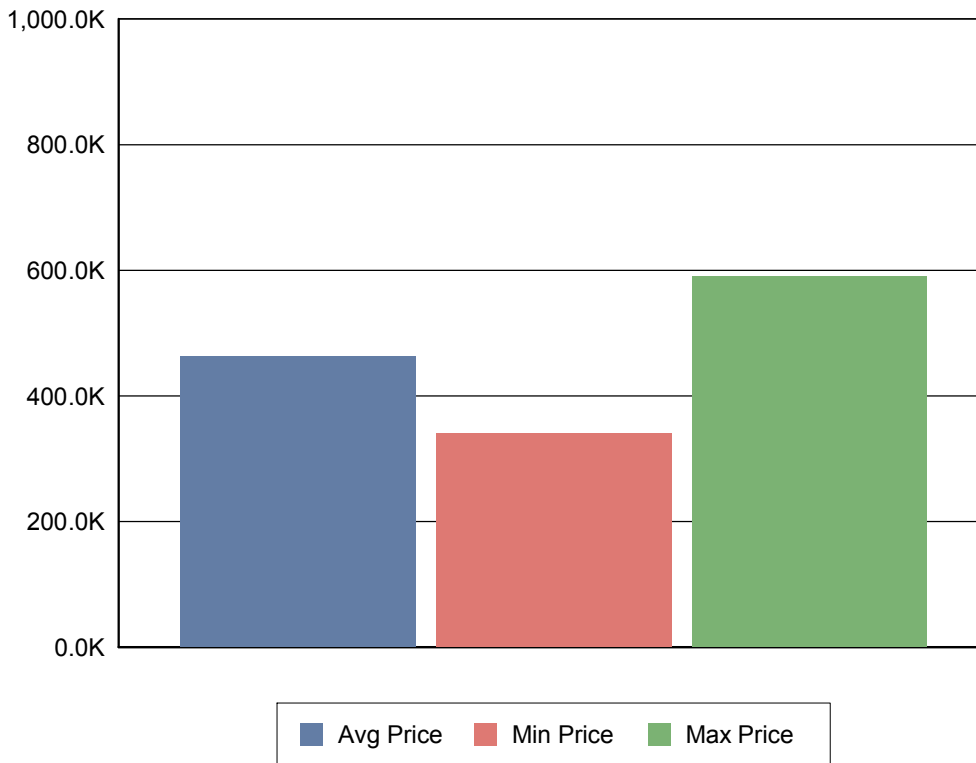
CMA Pro Report

Closed Sale Properties

Total # of Listings	12
Lowest Price	\$340,000
Highest Price	\$590,000
Average Price	\$462,417
Avg. Price/SqFt	\$332.50
Avg DOM	44



CMA Pro Report Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$340,000	\$590,000	\$462,417	\$332.50
Totals / Averages	\$340,000	\$590,000	\$462,417	\$332.50

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
2605 Sepulveda 315, Torrance	\$388,000	\$375,000	54	-%3.35	\$314.86
2555 Plaza Del Amo G, Torrance	\$399,900	\$387,000	33	-%3.23	\$283.52
2800 Plaza Del Amo 129, Torrance	\$463,000	\$461,000	117	-%0.43	\$362.14
3310 Antonio Torrance	\$510,000	\$505,000	4	-%0.98	\$278.24
3101 Plaza Del Amo 74, Torrance	\$539,000	\$510,000	43	-%5.38	\$352.70
1730 Date Torrance	\$600,000	\$580,000	116	-%3.33	\$249.03
3538 Torrance 141, Torrance	\$585,000	\$590,000	11	%0.85	\$282.57
1281 Cabrillo Ave 203, Torrance	\$349,000	\$340,000	8	-%2.58	\$403.32
2721 Gramercy 7, Torrance	\$403,900	\$384,000	8	-%4.93	\$372.82
2006 Arlington Torrance	\$489,000	\$400,000	12	-%18.20	\$421.05
2698 Cabrillo Torrance	\$480,000	\$480,000	62	%0.00	\$284.02
1524 Cravens 19, Torrance	\$549,900	\$537,000	64	-%2.35	\$385.78
Total Averages	\$479,725	\$462,417	44	%-3.66	\$332.50

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
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Date: 2/20/2010

CMA Pro Report

S	2605 Sepulveda 315	2	2.00	1,191	2003	\$388,000	\$375,000	01/20/2010	54
S	2555 Plaza Del Amo G	2	2.00	1,365	1984	\$399,900	\$387,000	01/08/2010	33
S	2800 Plaza Del Amo 129	2	2.50	1,273	1989	\$463,000	\$461,000	01/12/2010	117
S	3310 Antonio	3	2.00	1,815	1955	\$510,000	\$505,000	01/15/2010	4
S	3101 Plaza Del Amo 74	3	3.00	1,446	1986	\$539,000	\$510,000	01/29/2010	43
S	1730 Date	4	3.00	2,329	1990	\$600,000	\$580,000	01/26/2010	116
S	3538 Torrance 141	3	3.00	2,088	2005	\$585,000	\$590,000	01/31/2010	11
S	1281 Cabrillo Ave 203	2	2.00	843	1993	\$349,000	\$340,000	01/05/2010	8
S	2721 Gramercy 7	2	2.00	1,030	1983	\$403,900	\$384,000	01/06/2010	8
S	2006 Arlington	2	1.00	950	1949	\$489,000	\$400,000	01/05/2010	12
S	2698 Cabrillo	3	3.00	1,690	2006	\$480,000	\$480,000	01/11/2010	62
S	1524 Cravens 19	3	3.00	1,392	1996	\$549,900	\$537,000	01/04/2010	64