

Closed Sale Properties



Addr: 3338 Artesia Torrance
Area: N Torrance - West **MLS #:** V09127798
OP: \$389,000
LP: \$389,000 **SP:** \$389,000 **Apx SF:** 848
LD: 12/04/2009 **SD:** 01/29/2010 **\$/SF:** \$458.73
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,720
YBlt: 1950 **Prking:** Carport Attached, No **DOM:** 57
Elem: **Mid:** **High:** North High

Property Description: This Darling Home Has Been Given A Brand New Look And Is Ready For You To Move In And Just Enjoy. The Home Has Been Freshly Fixed Up And Has An Extra Large Backyard. Once The Home Became Vacant...The Sellers Decided To Give The Home A Brand New Look And They Did A Magnificent Job With All The Upgrades.

The Bathroom Was Beautifully Remodeled ... From The Flooring To The Bath Tub To The Vanity To The Fixtures ... It Is Gorgeous! This Cute Home Has Been Given So Many Upgrades Such As The Milgard Double Pane Windows In The Bedrooms And On The North Side Of The Living Room As Well As Newly Installed Blinds And A Newly Installed Carpet And Tile Floor In The Kitchen Not To Mention The Very Important Electrical Upgrades ... Which Are A Huge Improvement! There Is A 2 Car Garage Plus A Covered Carport/Patio Area. In The Backyard There Is Room For Work Trucks, Rv Parking Or It Is Just A Wonderful Place To Enjoy Gardening Or Relaxing ... The Space Is There For Your Enjoyment! Must See!



Addr: 17524 Glenburn Torrance
Area: N Torrance - West **MLS #:** S09081060
OP: \$408,000
LP: \$408,000 **SP:** \$425,000 **Apx SF:** 1,064
LD: 07/27/2009 **SD:** 01/15/2010 **\$/SF:** \$399.44
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,160
YBlt: 1951 **Prking:** Garage Door Opene **DOM:** 8
Elem: **Mid:** **High:**

Property Description: 3 Bed Room/2 Full Bath Well-Maintained North Torrance One-Level House Located In Cul-De-Sac. A Newer Roof - Three Years Old And Copper Plumbing Per Owner. Detached 2-Car-Garage With Remote Opener Has An Additional Big Bonus Room - Could Be Used For Exercise Room. Spacious Back Yard Is A Good Size For Rv Parking. Quiet Great Neighborhood. Award Winning Torrance School District.



Addr: 4152 West 173Rd Torrance
Area: N Torrance - West **MLS #:** S09039881
OP: \$425,000
LP: \$425,000 **SP:** \$425,000 **Apx SF:** 1,058
LD: 04/05/2009 **SD:** 01/19/2010 **\$/SF:** \$401.70
Beds: 3 **Bath To:** 1.00 **LotSF:** 6,446
YBlt: 1951 **Prking:** Driveway **DOM:** 38
Elem: **Mid:** **High:**

Property Description: Location!!!Location!!!-Excellent. Living Room And Formal Dining Room Look Through French Doors To A Well-Manicured Back Yard With Patio And A 2Nd Covered Seating Area. In The Last 6 Years, The Sewerage Has Been Redone, The Roof Replaced, The Windows Replaced, The Hardwood Floors In The Living Room Replaced, And The Hardwood In The Bedrooms And Halls Refinished. Washer And Dryer Are In The Garage. Covered Deck In Addition To The Seating Area And Patio In The Yard. Storage/Bonus Room Off The Back Porch Is Currently Used As An Office. It Is Rare That You Find A House In A Location As Good As This.

Closed Sale Properties



Addr: 4154 West 172Nd Torrance
Area: N Torrance - West **MLS #:** S09053495
OP: \$575,000
LP: \$473,000 **SP:** \$425,000 **Apx SF:** 1,600
LD: 05/09/2009 **SD:** 01/20/2010 **\$/SF:** \$265.63
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,250
YBl: 1951 **Prking:** **DOM:** 94
Elem: **Mid:** **High:**

Property Description: Price Reduced Short Sale / Fixer In Real Torrance. Seller Started Some Work On The Property And Is Incomplete Will Be A Issue For Fha Loan. See Agent Remarks Before You Call



Addr: 3812 West 181St Torrance
Area: N Torrance - West **MLS #:** V09122892
OP: \$525,000
LP: \$525,000 **SP:** \$529,500 **Apx SF:** 1,806
LD: 11/18/2009 **SD:** 01/29/2010 **\$/SF:** \$293.19
Beds: 4 **Bath To:** 2.00 **LotSF:** 5,445
YBl: 1954 **Prking:** **DOM:** 20
Elem: Edison **Mid:** Magruder **High:** North High

Property Description: Lovely 4 Bedroom 2 Bath + Family Room Home On A Super Street In A Wonderful North Torrance Family Neighborhood! This Home Has A Great Feeling, And It'S Located Just A Block To Edison Elementary & North High School. Ez Walk To Magruder, Too! The Floorplan Is Awesome And Very Open, And There Is Terrific Natural Lighting Throughout. There Are 2 Adorable Bedrooms, Both With Dormer Ceilings Upstairs + 2 Nice Bedrooms Downstairs. Big Living Room Has Floor To Ceiling Brick Fireplace W/Mantle, & New Picture Window. Huge Remodeled Family Room Has New Sliding Door Opening To The Big Grassy Rear Yard W/ Auto Sprinklers. Large Updated Kitchen Has New Solid Granite Counters, New Tile Floors, All New Appliances, And Adjacent Casual Eating Area. Clean Baths With Some Remodeling. House Has Newer Interior & Exterior Paint & Carpet. All New Sod In Front Yard. 2 Car Det. Garage Off Alley. Inside Laundry. Probate, No Court Confirmation Needed. Probate Offer Form.



Addr: 18425 Mansel Redondo Beach
Area: N Torrance - West **MLS #:** S09102017
OP: \$599,000
LP: \$569,000 **SP:** \$560,000 **Apx SF:** 1,750
LD: 09/21/2009 **SD:** 01/12/2010 **\$/SF:** \$320.00
Beds: 3 **Bath To:** 4.00 **LotSF:** 6,000
YBl: 2009 **Prking:** Direct Garage Acces **DOM:** 86
Elem: **Mid:** **High:**

Property Description: Reduced - Don'T Miss Out. Freestanding, Low Maintenance Townhome. New Construction, Never Lived In. Front Unit, No Common Walls, Very Bright And Sunny. Modern Architectural Feel In The Large Kitchen And Throughout Home. All 3 Bedrooms Are Upstairs And Each Has Its Own Bath. Large Walk In Closet In Master Bedroom Plus Over Size Bathroom. Direct Access 2 Car Garage And Lots Of Off Street Parking. Tankless Water Heater And Too Many Other Features To Mention. Close To The Galleria Mall, Freeways, Shopping, And Beach. North Redondo Mailing Address - Torrance Schools And Services (Btv). If You'Ve Been Considering A N Redondo Condo Or Attached Townhouse, Check Out This House - You Won'T Be Dissappointed. Look At Your Comps - This Is A Great Deal For New Construction. Not A Short Sale Or Reo.

Closed Sale Properties



Addr: 16122 Illinois Torrance
Area: N Torrance - East
OP: \$190,000
LP: \$370,000
LD: 11/17/2009
Beds: 2
YBlt: 1950
Elem:

SP: \$370,000
SD: 01/29/2010
Bath To: 2.00
Prking:
Mid:

MLS #: N09122534
Apx SF: 1,086
\$/SF: \$340.70
LotSF: 6,000
DOM: 49
High: to be provided

Property Description: You Must See This Property. Could Be A Showplace With Right Treatment! Diamond In The Rough! Property In Good Condition. All Alterations Have Permits. Large Heated Pool. Large Corner Lot. See Remarks!!



Addr: 2039 West 166Th Torrance
Area: N Torrance - East
OP: \$519,000
LP: \$525,500
LD: 11/17/2009
Beds: 3
YBlt: 1949
Elem:

SP: \$515,000
SD: 01/25/2010
Bath To: 3.00
Prking: Driveway
Mid:

MLS #: S09122281
Apx SF: 1,264
\$/SF: \$407.44
LotSF: 8,330
DOM: 19
High: North

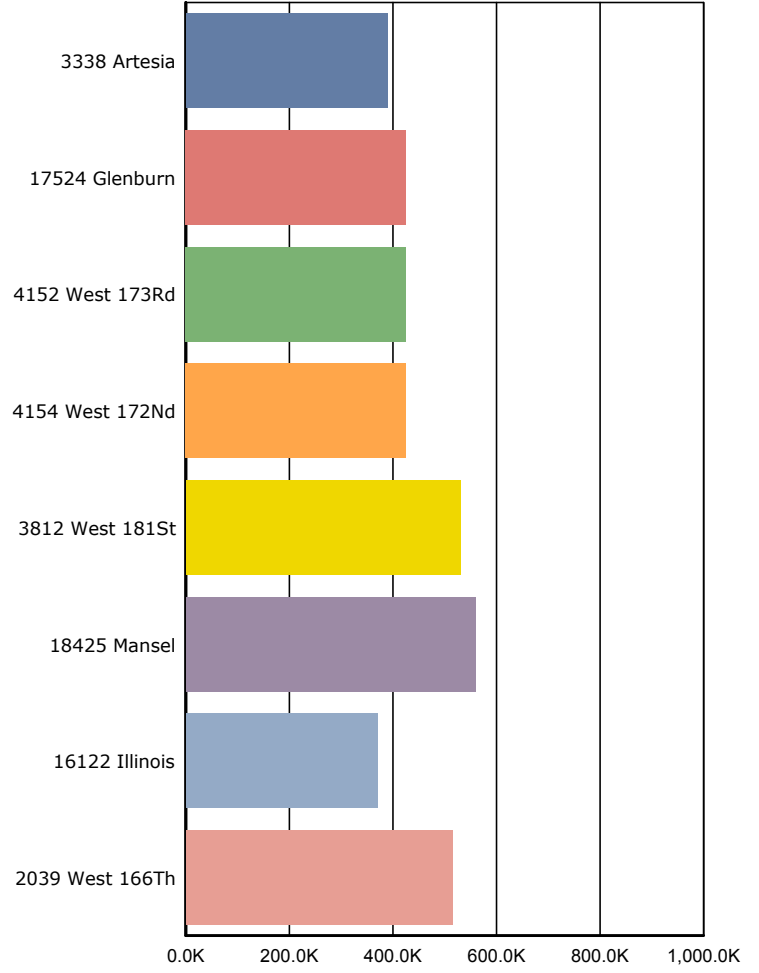
Property Description: Super Clean Refurbished Home. Show This Home To Your Fussy Buyers And They Will Not Be Disappointed As This Home Shows Great!. This Home Has New Paint, New Carpet, New Garage Door, New Landscaping, New Window Blinds And Much More. The House Has 3 Bedrooms And 1-3/4 Bathrooms. The Rear Rumpus Room Has A 1/2 Bathroom And A Fireplace.

Date: 2/20/2010

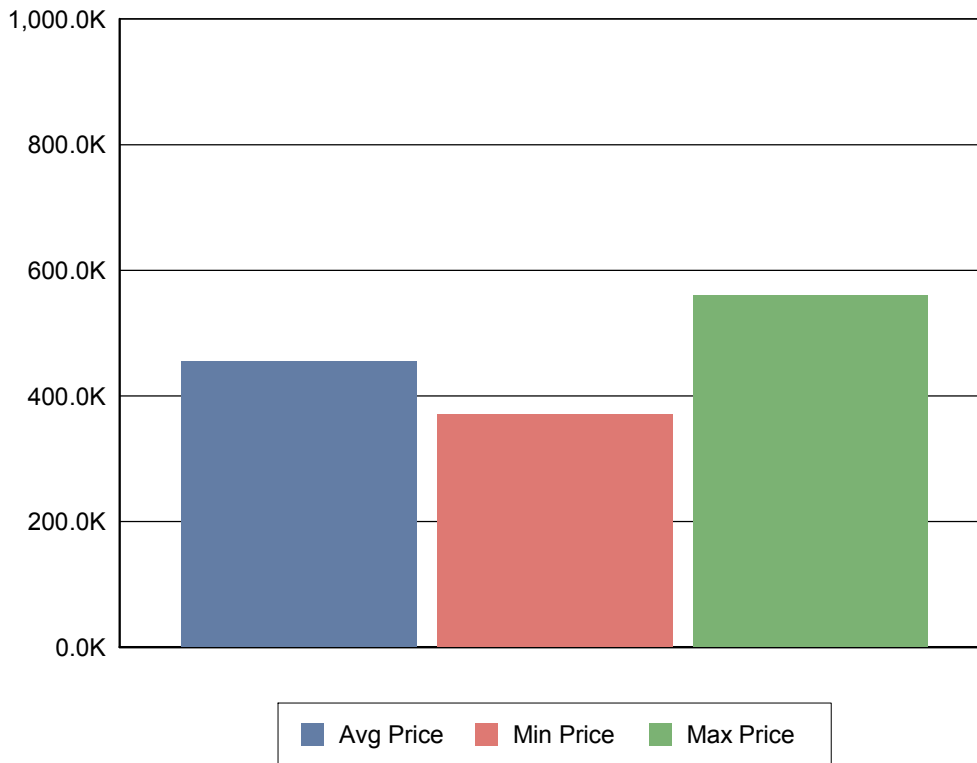
CMA Pro Report

Closed Sale Properties

Total # of Listings	8
Lowest Price	\$370,000
Highest Price	\$560,000
Average Price	\$454,813
Avg. Price/SqFt	\$360.85
Avg DOM	46



CMA Pro Report Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$370,000	\$560,000	\$454,813	\$360.85
Totals / Averages	\$370,000	\$560,000	\$454,813	\$360.85

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3338 Artesia Torrance	\$389,000	\$389,000	57	%0.00	\$458.73
17524 Glenburn Torrance	\$408,000	\$425,000	8	%4.17	\$399.44
4152 West 173Rd Torrance	\$425,000	\$425,000	38	%0.00	\$401.70
4154 West 172Nd Torrance	\$473,000	\$425,000	94	-%10.15	\$265.63
3812 West 181St Torrance	\$525,000	\$529,500	20	%0.86	\$293.19
18425 Mansel Redondo Beach	\$569,000	\$560,000	86	-%1.58	\$320.00
16122 Illinois Torrance	\$370,000	\$370,000	49	%0.00	\$340.70
2039 West 166Th Torrance	\$525,500	\$515,000	19	-%2.00	\$407.44
Total Averages	\$460,563	\$454,813	46	%-1.09	\$360.85

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	3338 Artesia	2	1.00	848	1950	\$389,000	\$389,000	01/29/2010	57
S	17524 Glenburn	3	2.00	1,064	1951	\$408,000	\$425,000	01/15/2010	8
S	4152 West 173Rd	3	1.00	1,058	1951	\$425,000	\$425,000	01/19/2010	38
S	4154 West 172Nd	3	2.00	1,600	1951	\$473,000	\$425,000	01/20/2010	94

Date: 2/20/2010

CMA Pro Report

S	3812 West 181St	4	2.00	1,806	1954	\$525,000	\$529,500	01/29/2010	20
S	18425 Mansel	3	4.00	1,750	2009	\$569,000	\$560,000	01/12/2010	86
S	16122 Illinois	2	2.00	1,086	1950	\$370,000	\$370,000	01/29/2010	49
S	2039 West 166Th	3	3.00	1,264	1949	\$525,500	\$515,000	01/25/2010	19