

Closed Sale Properties



Addr: 3023 Winlock Torrance
Area: Waleria **MLS #:** P712090
OP: \$539,900
LP: \$559,900 **SP:** \$550,000 **Apx SF:** 1,226
LD: 11/23/2009 **SD:** 01/25/2010 **\$/SF:** \$448.61
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,565
YBl: 1950 **Prking:** **DOM:** 10
Elem: **Mid:** **High:**

Property Description: Get Into The Torrance/Waleria School District At This Unbelievable Price! Well Priced Home With Lots To Offer, This Waleria Home Is Freshly Painted Inside And Out With Bits Of Original Character Throughout. Newer Wood Kitchen Cabinets And Granite Tops Are Featured In An Inviting Open Kitchen To Dining Room Layout. Large Oversized Family Room/Den Complete With Corner Bar Area And Focal Brick Fireplace. The Bathroom Features New Tile Tub Surround, Reglazed Tub And New Vanity Light Fixture. The Front And Backyard Have Been Extensively Re-Landscaped With Beautiful New Sod And Freshly Planted Front Planters And Back Planters Waiting For Your Personal Touch. This Home Is Extremely Clean And Turn-Key. Oh, And What A Price!



Addr: 3321 Cricklewood Torrance
Area: Waleria **MLS #:** S09124319
OP: \$595,000
LP: \$595,000 **SP:** \$585,000 **Apx SF:** 1,223
LD: 11/23/2009 **SD:** 01/12/2010 **\$/SF:** \$478.33
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,400
YBl: 1950 **Prking:** Garage Door Opene **DOM:** 5
Elem: Waleria **Mid:** Richardson **High:** South

Property Description: Fabulous Waleria Neighborhood And Torrance Schools. This House Has Been Freshly Painted Inside And Has New Wood Laminate Floors Installed. 3 Bedroom 2 Baths With Long Driveway Leading To The 2 Car Detached Garage. Only 3.5% Down With Fha Financing. Tax Record Shows 1 Bath, 2Nd Bath May Not Be Permitted.



Addr: 2502 Grand Summit Torrance
Area: Waleria **MLS #:** S09126044
OP: \$599,000
LP: \$599,000 **SP:** \$597,500 **Apx SF:** 1,022
LD: 11/30/2009 **SD:** 01/05/2010 **\$/SF:** \$584.64
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,535
YBl: 1955 **Prking:** Garage Door Opene **DOM:** 7
Elem: Waleria **Mid:** **High:** South Torrance

Property Description: Completely Remodeled In 2008, Move In Condition, Single Story Victoria Knolls Cottage! Bright Open Floor Plan And Huge Kitchen Make This Home Ideal For Family Or Entertaining. French Windows And Doors, Fireplace, Hardwood Floors Throughout, Plantation Wood Shutters, Upgraded Granite Countertops, Brand New Dishwasher, Garbage Disposal, Microwave And Stackable Washer And Dryer. Recessed Lighting In The Kitchen, Bedroom, And Living Room...Adt Security System. Award Winning Torrance School District. Complete Overhaul Of Backyard Landscaping (Very Private) Creates Perfect Environment For Barbeques And Outdoor Gatherings. Quiet Family Neighborhood And Cul De Sac Location Make This A Low Traffic Area.

Closed Sale Properties



Addr: 2715 Grand Summit Torrance
Area: WALTERIA **MLS #:** V09118380
OP: \$675,000
LP: \$675,000 **SP:** \$746,000 **ApX SF:** 1,700
LD: 11/04/2009 **SD:** 01/08/2010 **\$/SF:** \$438.82
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,600
YBl: 1954 **Prking:** Garage Door Opene **DOM:** 30
Elem: WALTERIA **Mid:** Richardson **High:** South High

Property Description: This Charming Single Story Victoria Knolls Home Has Exceptional Curb Appeal. Take A Stroll Up The Brick Walkway Through The Beautifully Landscaped Front Yard. Upon Entering, You Will Find A Bright Open Floor Plan. There Are Numerous Upgrades Featuring A Large Bay Window In The Living Room, Hardwood Flooring, Brick Fire Place, Smooth Ceilings With Recessed Lighting And Crown Molding Throughout. This Home Has An Upgraded Kitchen With Attached Oversized Laundry Room And Lots Of Storage. When Entertaining, The Newer French Doors Lead Out To Patio With Retractable Awnings Overlooking The Private Backyard. A Remodeled Master Bath Includes A Dual Controlled Rain Shower, Heated Towel Bar, New Vanity And Granite Counter Tops. Newer Dual Glazed Windows And Air Conditioning Unit Keep You Cool On Those Hot Days. All Of This In A Quiet, Family Neighborhood. You Don'T Want To Miss This Wonderful Home!



Addr: 22952 Nadine B, Torrance
Area: South East Torrance - West **MLS #:** 09402703
OP: \$349,500
LP: \$349,500 **SP:** \$337,500 **ApX SF:** 1,117
LD: 10/05/2009 **SD:** 01/04/2010 **\$/SF:** \$302.15
Beds: 2 **Bath To:** 2.00 **LotSF:** 0
YBl: 1963 **Prking:** Garage **DOM:** 15
Elem: **Mid:** **High:**

Property Description: Deluxe Upper Unit (1117 Sq.Ft.) With Fabulous Golf Course Views! Two X-Tra Large Balconies Perfect For Relaxation, Sunshine, & Great Western Breezes. Updated Kitchen & Bathrooms. Inside Washer/Dryer. Two Parking Spaces In Detached Garages. Wonderful 55+ Community In A Resort Style Complex With Golf Course, 2 Pools, Tennis Court, Gym, Spa, & Club House With Plenty Of Amenities.



Addr: 22610 Hickory Torrance
Area: South East Torrance - West **MLS #:** V09053522
OP: \$791,000
LP: \$788,000 **SP:** \$760,000 **ApX SF:** 1,918
LD: 05/12/2009 **SD:** 01/05/2010 **\$/SF:** \$396.25
Beds: 4 **Bath To:** 4.00 **LotSF:** 6,500
YBl: 1960 **Prking:** **DOM:** 235
Elem: **Mid:** **High:**

Property Description: Gorgeous Tastefully Upgraded Rare One Level 4 Bedrooms, 3.5 Baths In Desirable Hickory Park Neighborhood. Beautifully Remodeled Kitchen With Maple Cabinets, Granite Counters And Stainless Steel Appliances. Master Bedroom With Marble Fireplace, Skylight And Beautiful Master Bathroom. Newer Wood And Tile Flooring Throughout The House. Newer Furnace. Very Open And Inviting Floor Plan With Formal Living And Dining Rooms With Newer Windows And Flooring. Recessed Lighting And Much More!

Closed Sale Properties



Addr: 635 Paseo De La Playa 305, Redondo Beach
Area: Hollywood Riviera **MLS #:** S09121478
OP: \$595,000
LP: \$595,000 **SP:** \$630,000 **Apx SF:** 1,312
LD: 11/14/2009 **SD:** 01/15/2010 **\$/SF:** \$480.18
Beds: 2 **Bath To:** 2.00 **LotSF:** 4,003
YBl: 1962 **Prking:** Garage Door Opene **DOM:** 57
Elem: **Mid:** **High:** South High

Property Description: Beach Front Condo - On The Bluff -- Beautiful Cote D' Azur. Open And Bright 2 Bedroom/2 Bath Patio Converted To Den. Ocean, Coastal And City Views! This Is A Rare Top Floor-End Unit-One Level! Plantation Shutters Throughout, New Carpet, New Paint, Spacious Living Room, Master Suite! All Windows Have Been Upgraded, Large Dual Pane Windows. Unit Is Beautifully Maintained And Ready To Move-In. Two Side-By Side Parking With Lots Of Storage. Complex Features; Clubhouse, Large Heated Pool And Deck, Beach Access From Private Trail! Elevator In Building. Gated Complex. Complex Sits On Very Large Property Located Next To Pv And Extends To The Sand! Hoa Has Just Completed Exterior Maintenance; Newly Painted, Re-Roofed, Elevator Upgrades. This Is One You Won'T Want To Miss!



Addr: 5611 Greenmeadows Torrance
Area: Hollywood Riviera **MLS #:** S09124145
OP: \$623,700
LP: \$623,700 **SP:** \$645,000 **Apx SF:** 1,298
LD: 11/22/2009 **SD:** 01/07/2010 **\$/SF:** \$496.92
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,044
YBl: 1954 **Prking:** **DOM:** 11
Elem: **Mid:** **High:**

Property Description: Reo Property Sold As Is, Great Opportunity To Be In The Area For This Price. Info Herein Is Not Verified By Agent. Buyer To Verify All Info. & Rely On Their Findings.



Addr: 23527 Susana Torrance
Area: Hollywood Riviera **MLS #:** Y806574
OP: \$660,000
LP: \$660,000 **SP:** \$715,000 **Apx SF:** 2,619
LD: 10/01/2008 **SD:** 04/20/2009 **\$/SF:** \$273.00
Beds: 5 **Bath To:** 4.00 **LotSF:** 6,384
YBl: 1954 **Prking:** Driveway **DOM:** 76
Elem: **Mid:** **High:**

Property Description:

Closed Sale Properties

**Addr:** 433 Via Los Miradores Redondo Beach**Area:** Hollywood Riviera**OP:** \$850,000**LP:** \$850,000**LD:** 12/09/2009**Beds:** 3**YBlt:** 1952**Elem:** Riviera**SP:** \$870,000**SD:** 01/27/2010**Bath To:** 2.00**Prking:** Garage Door Opene**Mid:** Richardson**MLS #:** S09129103**Apx SF:** 1,608**\$/SF:** \$541.04**LotSF:** 6,700**DOM:** 5**High:** South HS

Property Description: This Charming, Single Story, Country Ranch Style House Is Located In A Very Quiet, And Desirable 'Hollywood Riviera' Neighborhood. It Has Been Well Cared For And Features A Peg An Grooved Hardwood Floors A Massive Brick Fireplace Wall, Skylights, Raised Library/Office/Dining Room Overlooking The Living Room. The Laundry Room/Service Porch Opens To Rear Yard Which Is Filled With Many Prolific Fruit Trees (Peach, Avocado, Lemon, Tangerine, Orange, Fig & Many Apples. It Is Close To Award Wining Schools , The Beach And Riviera Village. The Front Yard Is Enclosed With A Picket Fence And Bordered By Roses And Flowers. It Is Framed By Mature Trees And Has Been A Lovely Play Area For Small Children And Toddlers.

**Addr:** 4817 Via El Sereno Torrance**Area:** Hollywood Riviera**OP:** \$1,199,000**LP:** \$949,000**LD:** 09/21/2009**Beds:** 3**YBlt:** 1956**Elem:****SP:** \$919,000**SD:** 01/29/2010**Bath To:** 2.00**Prking:** Direct Garage Acces**Mid:****MLS #:** V09102136**Apx SF:** 1,624**\$/SF:** \$565.89**LotSF:** 7,760**DOM:** 81**High:**

Property Description: Meticulous Remodel Completed In 2008, One Level Home With Panoramic City Lights And Mountain Views Located On A Quiet Cul De Sac In Hollywood Riviera. Great Room With Professionally Installed Home Theater, All Stainless Kitchen Appliances And Granite Counter Tops, Spacious Open , Light And Bright. Built Ins Throughout. Like New Condition. Bamboo And Travertine Floors, Fully Finished Garage With Attic Storage. One Bedroom Is Set Up As An Office With Built Ins, And Fibre Optics Internet, Phone, Tv Connections. Great Rear Trex Decking With Fire Pit, Built-In In Benches, And Accent Lighting. Amenities Too Numerous To List. Come See For Yourself. Efficiently Designed Home. Feels Much Larger-Open Floor Plan.

**Addr:** 452 Via Los Miradores Redondo Beach**Area:** Hollywood Riviera**OP:** \$949,000**LP:** \$949,000**LD:** 12/01/2009**Beds:** 3**YBlt:** 1953**Elem:** Riviera**SP:** \$949,000**SD:** 01/22/2010**Bath To:** 2.00**Prking:** Direct Garage Acces**Mid:** Richardson**MLS #:** S09126568**Apx SF:** 1,584**\$/SF:** \$599.12**LotSF:** 7,250**DOM:** 52**High:** South

Property Description: 3 Bedrooms, 2 Bathrooms, 1584 Sq.Ft. New Kitchen Cabinets, Granite Counters, Stainless Steel Appliances, Ge Profile Stove/Oven And Microwave. Built-In Ge Monogram Refrigerator. Kitchen Aid Dishwasher, Wine Refrigerator. Hardwood Floors, Wood Burning Fireplace, Copper Plumbing, New Paint, Remodeled Bathroom With Dual Shower Heads And A Separate Bath Tub. 2 Sinks, Heated Slate Floor. 2 Car Attached Garage With Direct Access To The House. Large Backyard With Sparkling Swimming Pool. Close Proximity To The Riviera Village For Shopping, Entertainment, And The Beach Is Just A Few More Blocks Away.

Closed Sale Properties

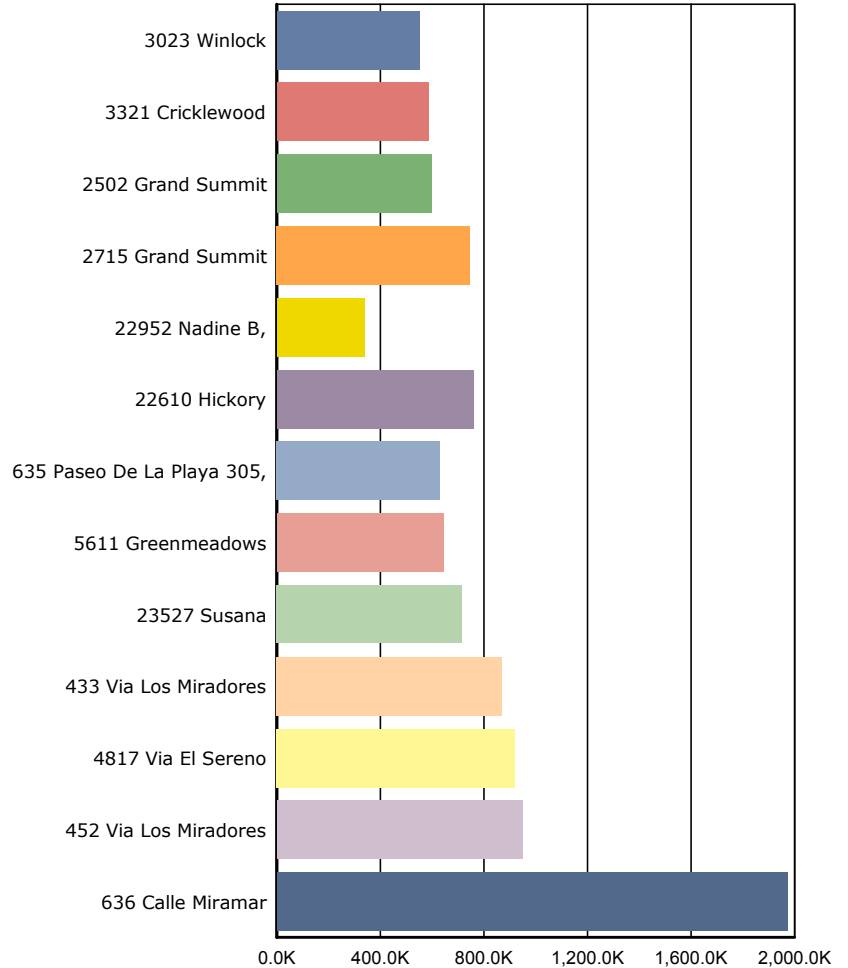


Addr: 636 Calle Miramar Redondo Beach
Area: Hollywood Riviera
OP: \$2,495,000
LP: \$2,099,000 **SP:** \$1,972,000
LD: 04/06/2009 **SD:** 01/08/2010
Beds: 6 **Bath To:** 5.00
YBl: 1951 **Prking:**
Elem: **Mid:**
MLS #: V09039783
Apx SF: 4,092
\$/SF: \$481.92
LotSF: 10,590
DOM: 277
High:

Property Description: This Estate Is Situated On One Of The Largest Lots In Lower Hollywood Riviera. Recently & Extensively Refurbished W/Immaculate Attention To Detail, The Property Overlooks A Lush Park W/ Views Of City Lights & Pacific Ocean. The "Bones" Of The Home Have Been Remodeled Extensively—New Electrical Wiring Throughout The House, W/ All 6 Bedrooms Hardwired For Computer, Cable, Phone, & Wireless Capability; All New Plumbing W/ New Sinks, Toilets, & Fixtures; State Of The Art Heating & A/C System; New Energy Efficient Wall Insulation In Every Wall; New Water Heater; Double Pane, Aluminum Energy Efficient Windows; State Of The Art Audio System, Hardwired W/ Speakers In 7 Rooms Also 2 Outside Areas. Chef'S Kitchen Opens To Family Room W/ Wine Bar, Breakfast Area & Formal Dining. Designer Touches Include Hand-Painted Tiles, Hickory Hardwood Floors & Custom Wrought Iron Throughout. Enormous Yard W/Spacious Patio, Grassy Play Area, Salt-Water Lap Pool & Spa, Plus A Lovely Loggia W/ Custom Gas Fireplace.

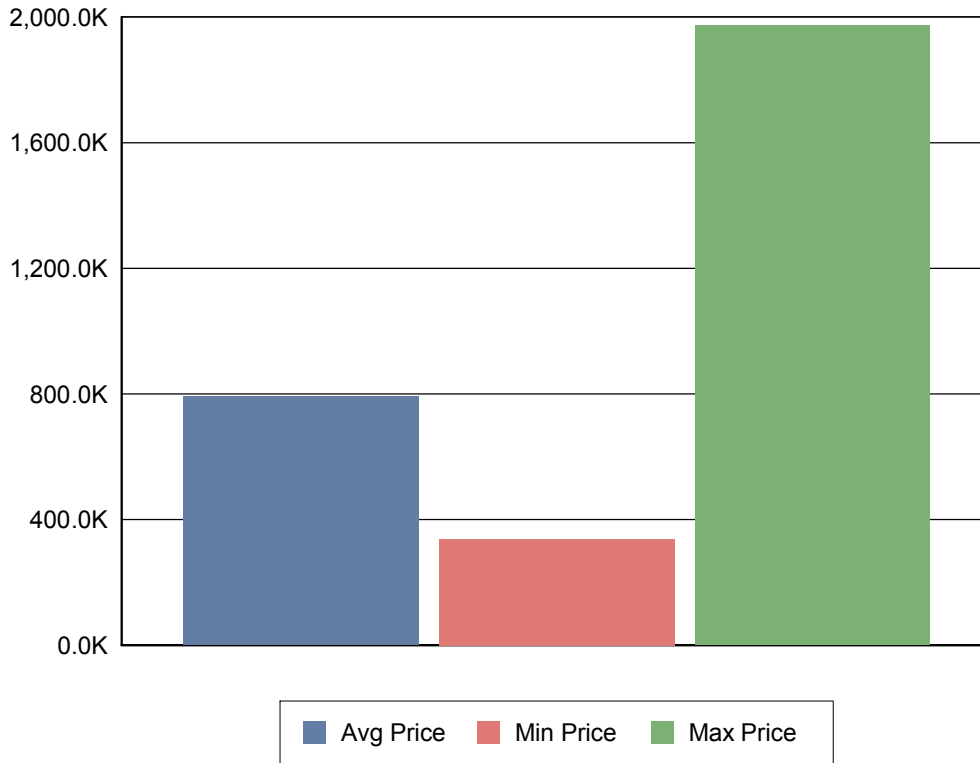
Closed Sale Properties

Total # of Listings	13
Lowest Price	\$337,500
Highest Price	\$1,972,000
Average Price	\$790,462
Avg. Price/SqFt	\$468.22
Avg DOM	66



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$337,500	\$1,972,000	\$790,462	\$468.22
Totals / Averages	\$337,500	\$1,972,000	\$790,462	\$468.22

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3023 Winlock Torrance	\$559,900	\$550,000	10	-%1.77	\$448.61
3321 Cricklewood Torrance	\$595,000	\$585,000	5	-%1.68	\$478.33
2502 Grand Summit Torrance	\$599,000	\$597,500	7	-%0.25	\$584.64
2715 Grand Summit Torrance	\$675,000	\$746,000	30	%10.52	\$438.82
22952 Nadine B, Torrance	\$349,500	\$337,500	15	-%3.43	\$302.15
22610 Hickory Torrance	\$788,000	\$760,000	235	-%3.55	\$396.25
635 Paseo De La Playa 305, Redondo Beach	\$595,000	\$630,000	57	%5.88	\$480.18
5611 Greenmeadows Torrance	\$623,700	\$645,000	11	%3.42	\$496.92
23527 Susana Torrance	\$660,000	\$715,000	76	%8.33	\$273.00
433 Via Los Miradores Redondo Beach	\$850,000	\$870,000	5	%2.35	\$541.04
4817 Via El Sereno Torrance	\$949,000	\$919,000	81	-%3.16	\$565.89
452 Via Los Miradores Redondo Beach	\$949,000	\$949,000	52	%0.00	\$599.12
636 Calle Miramar Redondo Beach	\$2,099,000	\$1,972,000	277	-%6.05	\$481.92
Total Averages	\$791,700	\$790,462	66	%0.82	\$468.22

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
A Comparative Market Analysis									
Philip Mc Collum DRE: 01339323									

Date: 2/20/2010

CMA Pro Report

S	3023 Winlock	2	1.00	1,226	1950	\$559,900	\$550,000	01/25/2010	10
S	3321 Cricklewood	3	2.00	1,223	1950	\$595,000	\$585,000	01/12/2010	5
S	2502 Grand Summit	3	1.00	1,022	1955	\$599,000	\$597,500	01/05/2010	7
S	2715 Grand Summit	3	2.00	1,700	1954	\$675,000	\$746,000	01/08/2010	30
S	22952 Nadine B	2	2.00	1,117	1963	\$349,500	\$337,500	01/04/2010	15
S	22610 Hickory	4	4.00	1,918	1960	\$788,000	\$760,000	01/05/2010	235
S	635 Paseo De La Playa 305	2	2.00	1,312	1962	\$595,000	\$630,000	01/15/2010	57
S	5611 Greenmeadows	3	2.00	1,298	1954	\$623,700	\$645,000	01/07/2010	11
S	23527 Susana	5	4.00	2,619	1954	\$660,000	\$715,000	04/20/2009	76
S	433 Via Los Miradores	3	2.00	1,608	1952	\$850,000	\$870,000	01/27/2010	5
S	4817 Via El Sereno	3	2.00	1,624	1956	\$949,000	\$919,000	01/29/2010	81
S	452 Via Los Miradores	3	2.00	1,584	1953	\$949,000	\$949,000	01/22/2010	52
S	636 Calle Miramar	6	5.00	4,092	1951	\$2,099,000	\$1,972,000	01/08/2010	277