

Closed Sale Properties



Addr: 21345 Hawthorne 111, Torrance
Area: Southwood **MLS #:** S09125129
OP: \$369,000
LP: \$369,000 **SP:** \$361,000 **Apx SF:** 910
LD: 11/24/2009 **SD:** 01/26/2010 **\$/SF:** \$396.70
Beds: 2 **Bath To:** 2.00 **LotSF:** 84,179
YBl: 2005 **Prking:** Carport Attached, Su **DOM:** 15
Elem: **Mid:** **High:**

Property Description: Location!!! Location!!! Location!!! This Condo Is Gorgeous, Built In 2005 And Purchased For \$530,000 - Village Court - Gated Luxury Condominium, Active 55+ Condo - Desirable 1st Floor, With Own Unit'S Easy Patio Access To Pool, Spa, Bbq Area, Fireplace, Patio Furniture, Recreation Room With Kitchen, Tv, Pool Table And More. Kitchen With Island, Granite Counters, Hardwood Cabinets, Stainless Steel Appliances, Central A/C, Stacked Washer/Dryer, Large Master Bath With Stone, "Fabulous" Tile, Walk-In Shower, Walk-In Closets. Unit Has It'S Own Extra Storage And 2 Parking Spots. Close To Shopping, Markets, Restaurants, Hospital/Doctors, Etc. Tenant Occupied, Appointments Only Please - With 24 Hour Notice.



Addr: 21430 Grant Torrance
Area: Southwood **MLS #:** S09119310
OP: \$595,000
LP: \$595,000 **SP:** \$590,000 **Apx SF:** 1,227
LD: 11/09/2009 **SD:** 01/28/2010 **\$/SF:** \$480.85
Beds: 3 **Bath To:** 3.00 **LotSF:** 5,800
YBl: 1956 **Prking:** Garage Door Opene **DOM:** 80
Elem: Anza **Mid:** Jefferson **High:** West

Property Description: Original Size Southwood Home On An Interior Street. Rear Living Room Model & One Of The Few Original Built That Has An Extra 1/2 Bath In Front Bedroom (Additional Bath In Hallway, & 3/4 Bath In Rear Bedroom). Corner Lot W/Detached 2-Car Garage W/Secure Access To Home Via Garage Side Door (Access Via Fenced Back Yard). New Carpet Will Be Installed Throughout. Dual Paned Windows All Around. Roof Approx. 5 Yrs Old. Award Winning Torrance Schools.



Addr: 19614 Anza Torrance
Area: West Torrance **MLS #:** 09398819
OP: \$590,000
LP: \$590,000 **SP:** \$575,000 **Apx SF:** 1,151
LD: 09/15/2009 **SD:** 01/05/2010 **\$/SF:** \$499.57
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,240
YBl: 1954 **Prking:** Garage **DOM:** 70
Elem: **Mid:** **High:**

Property Description: House Has Several Updates ,Roof Replaced 3 Years Ago,Deck Addition (246Sq Ft),Kitchen Remodeled, For Showing Please Call Office To Make Appointment. Please Don Not Disturb Tenant,Dual Payne Windows,New Cement On Driveway,Jacuzzi Gazebo

Closed Sale Properties



Addr: 20522 Earl Street Torrance
Area: West Torrance **MLS #:** S09120855
OP: \$599,000
LP: \$599,000 **SP:** \$621,000 **Apx SF:** 1,883
LD: 11/13/2009 **SD:** 01/14/2010 **\$/SF:** \$329.79
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBl: 2004 **Prking:** Direct Garage Acces **DOM:** 23
Elem: **Mid:** **High:** West

Property Description: Beautiful Bay Breeze Town Home. Gorgeous Kitchen Features Granite Counters With Adjacent Family Room Opening To A Rear Patio Area. Fireplace In Spacious Living Room. Formal Dining Area With Glass Patio Doors Leading To Balcony. Master Suite With Walk-In Closet And Luxurious Bath. Laundry Room On The Lower Level Perfect For Home Office. 3 Car Garage With Direct Access. Conveniently Located Near Great Torrance Schools, West High, Parks And Shopping.



Addr: 4747 Cadison Torrance
Area: West Torrance **MLS #:** S09122938
OP: \$625,000
LP: \$625,000 **SP:** \$625,000 **Apx SF:** 1,120
LD: 11/19/2009 **SD:** 01/15/2010 **\$/SF:** \$558.04
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,880
YBl: 1954 **Prking:** Direct Garage Acces **DOM:** 12
Elem: **Mid:** **High:** West High

Property Description: Great Neighborhood. Very Cute And Well Maintained Home. West High School District. Move In Condition And Perfect For First Time Home Buyer! Large Lot Convenient Location, Close To Redondo Beach. **** Must Call First And Leave Message, Tennant Occupied And Has Small Children. **** Hurry, This Will Sell Fast!



Addr: 20004 Grevillea Torrance
Area: West Torrance **MLS #:** S09126959
OP: \$669,900
LP: \$669,900 **SP:** \$662,500 **Apx SF:** 1,546
LD: 12/03/2009 **SD:** 01/07/2010 **\$/SF:** \$428.53
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,724
YBl: 1955 **Prking:** **DOM:** 10
Elem: Towers **Mid:** Bert Lynn **High:** West High

Property Description: Finally, A House With A Room That Can Hold That Huge Christmas Tree! This Home Features Brand New Glowing Hardwood Floors That Lead You From The Formal Living Room With Vaulted Ceilings To A Fabulous Great Room With A Beautiful River Rock Fireplace.

The Newly Remodeled Gourmet Kitchen Features Beautiful Maple Cabinets, Granite Counters And A Open, Entertainment Floorplan.

This Home Also Features, Brand New Windows, New Interior Doors And Frames, Recessed Lights All On Dimmers, Pull Down Attic, 2 Water Heaters, Newer 5 Yr. Roof, Upgraded Electrical Service, And Copper Plumbing (Including Main Line To Street).

The Property Has An Extra Large Driveway To Hold A Small Rv. The Backyard Is Very Private, Large And Has A Concrete Patio.

Award Winning Towers Elementary, Bert Lynn Middle, And West High Schools.

Closed Sale Properties



Addr: 4306 Spencer St. Torrance
Area: West Torrance
OP: \$685,000
LP: \$685,000
LD: 01/10/2010
Beds: 3
YBlt: 1989
Elem: Victor

SP: \$668,000
SD: 01/26/2010
Bath To: 1.00
Prking: Direct Garage Acces
Mid: Burt lynn

MLS #: V10003161
Apx SF: 2,446
\$/SF: \$273.10
LotSF: 3,650
DOM: 1
High: West High

Property Description: Welcome To The Beautiful Spencer Estates Gated Community Situated In The Heart Of W. Torrance, Which Includes Pool, Spa, Beautiful Landscaping, Lots Of Grass, And Ample Open Space. This Spacious Floor Plan Features 3 Large Bedrooms And An Enormous Bonus Room With Mirrored Closet Doors, Which Could Be A 4Th Bedroom, Gym Or Office. With A Newly Painted Interior, This Unit Has Been Recently Upgraded In The Last 3 Years And Boasts A Kitchen, Living Room, And Dining Room With Distressed Engineered Wood Floors, And High Quality Carpets On The 2Nd Floor And In Bonus Room. Open, Bright Living Room With Gas And Wood-Burning Fireplace And French Doors That Open On To Front Patio. Overlooking Pool And Spa. Kitchen/Family Room Combination. Master Bedroom With Vaulted Ceiling, Sky Light, Balcony, His & Hers Bathrooms And An Office/Loft. Indoor Laundry Room And Attached Double Garage. Walking Distance To Award-Winning Schools And Shopping. Beach Is 2 Miles Away. Very Good Location In The Complex.



Addr: 19309 Donora Torrance
Area: West Torrance
OP: \$699,000
LP: \$699,000
LD: 08/03/2009
Beds: 3
YBlt: 1955
Elem:

SP: \$685,000
SD: 01/13/2010
Bath To: 3.00
Prking: Driveway, Private, O
Mid:

MLS #: S09084467
Apx SF: 1,604
\$/SF: \$427.06
LotSF: 5,300
DOM: 48
High:

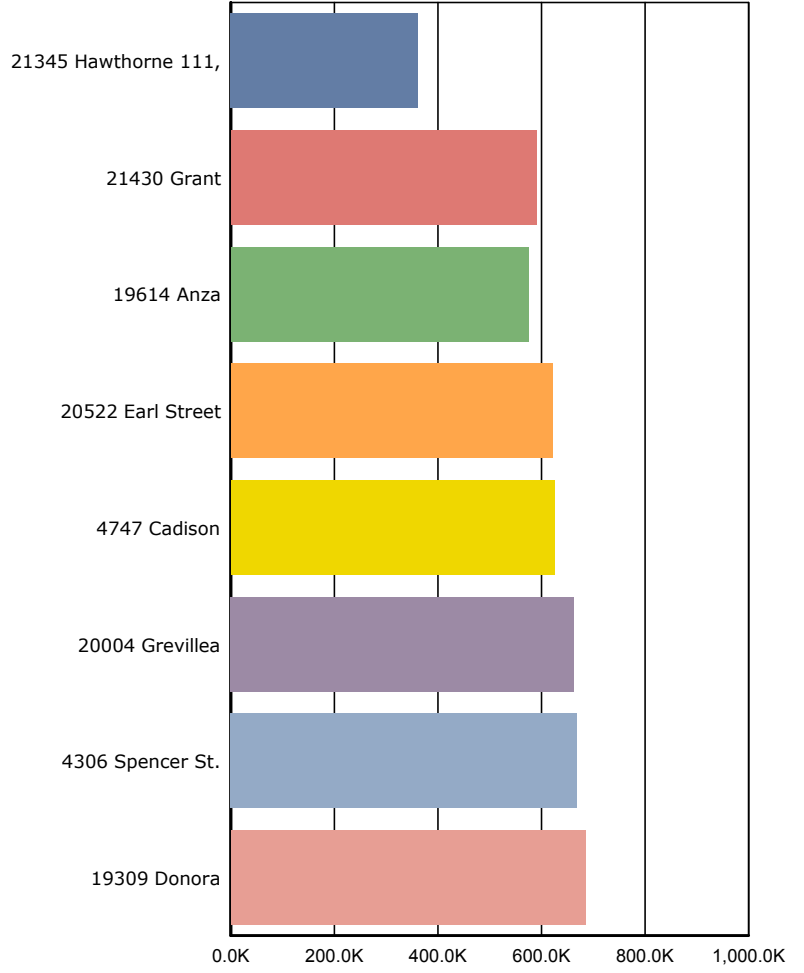
Property Description: This Wonderful Sunny & Bright West High Family Home Has Excellent Curb Appeal & Many Upgrades. Located On A Quiet, Family Friendly Tree Lined Street In A Very Desirable Neighborhood. Walking Distance To Schools & Park. Features Include Master Suite W/ Walk-In Closet, Sliding Door To Rear Yard, Tiled Bath Counters & Shower; 2 Add'L Bedrms & Full Bath W/ Atrium Feature & Separate Shower & Tub, Tiled Counters & Shower; Family Size Living Rm W/ Gas Pot Belly Stove W/ Brick Surround & Sliding Door To Patio Deck; Spacious Dining Area W/ Wooden Flr & Large Picture Window; Kitchen W/ Breakfast Counter, Beautiful Blue Tiled Counters & Dutch Door Leading Out To Deck Area. Upgrades Include: New Drive Way W/ Brick Detailing, Roof, Most Windows, Steps Off Master, Roll Up Type Garage Door, Floors In Kitchen & Baths, Automatic Sprinkler System In Front & Rear Yards. Ceiling Fans In All Bedrms & Dining Area. In Addition, There Is A Separate Workshop/Hobby/Laundry Rm With Built-In Cabinets & Half Bath.

Date: 2/20/2010

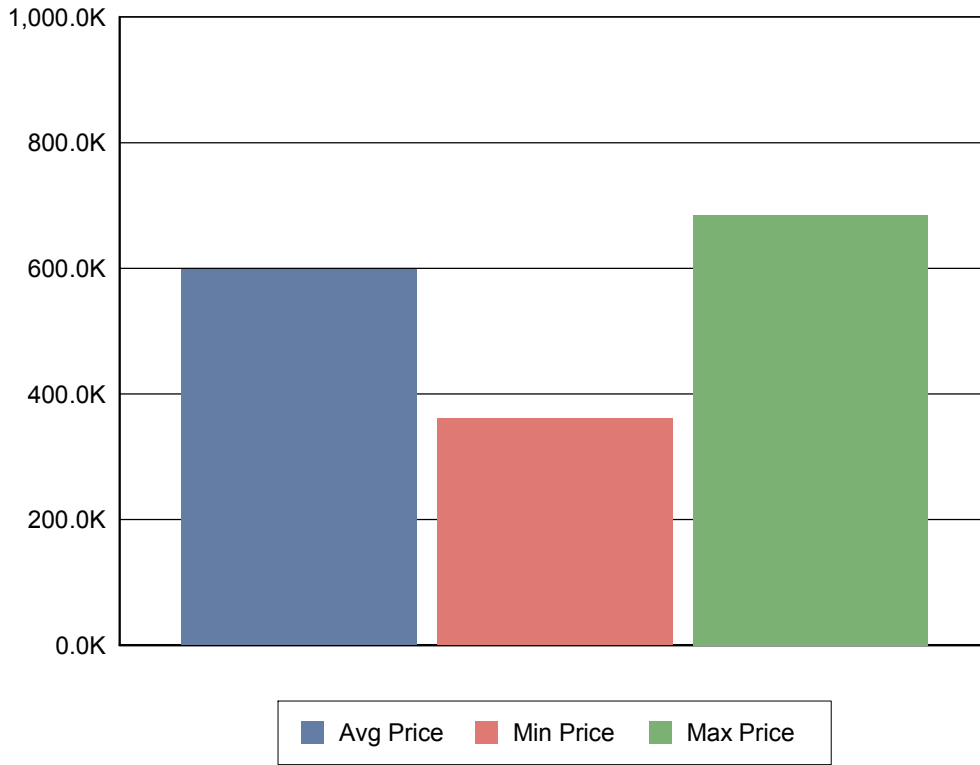
CMA Pro Report

Closed Sale Properties

Total # of Listings	8
Lowest Price	\$361,000
Highest Price	\$685,000
Average Price	\$598,438
Avg. Price/SqFt	\$424.20
Avg DOM	32



CMA Pro Report Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$361,000	\$685,000	\$598,438	\$424.20
Totals / Averages	\$361,000	\$685,000	\$598,438	\$424.20

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
21345 Hawthorne 111, Torrance	\$369,000	\$361,000	15	-%2.17	\$396.70
21430 Grant Torrance	\$595,000	\$590,000	80	-%0.84	\$480.85
19614 Anza Torrance	\$590,000	\$575,000	70	-%2.54	\$499.57
20522 Earl Street Torrance	\$599,000	\$621,000	23	%3.67	\$329.79
4747 Cadison Torrance	\$625,000	\$625,000	12	%0.00	\$558.04
20004 Grevillea Torrance	\$669,900	\$662,500	10	-%1.10	\$428.53
4306 Spencer St. Torrance	\$685,000	\$668,000	1	-%2.48	\$273.10
19309 Donora Torrance	\$699,000	\$685,000	48	-%2.00	\$427.06
Total Averages	\$603,988	\$598,438	32	%-0.93	\$424.20

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	21345 Hawthorne 111	2	2.00	910	2005	\$369,000	\$361,000	01/26/2010	15
S	21430 Grant	3	3.00	1,227	1956	\$595,000	\$590,000	01/28/2010	80
S	19614 Anza	3	1.00	1,151	1954	\$590,000	\$575,000	01/05/2010	70
S	20522 Earl Street	3	3.00	1,883	2004	\$599,000	\$621,000	01/14/2010	23

Date: 2/20/2010

CMA Pro Report

S	4747 Cadison	3	1.00	1,120	1954	\$625,000	\$625,000	01/15/2010	12
S	20004 Grevillea	3	2.00	1,546	1955	\$669,900	\$662,500	01/07/2010	10
S	4306 Spencer St.	3	1.00	2,446	1989	\$685,000	\$668,000	01/26/2010	1
S	19309 Donora	3	3.00	1,604	1955	\$699,000	\$685,000	01/13/2010	48