

Comparative Market Analysis

Listing Details

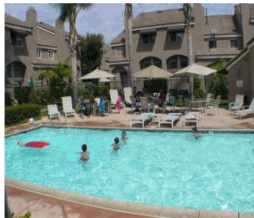
April 30, 2008

This page details the comparable listings contained in this market analysis.



604 Palm

Status:	Closed Sale	Bedrooms:	2
List Date:	11/06/2007	Bathrooms:	1
Area:	El Segundo	Sqft:	884
LP:	\$557,000	SP:	\$530,000
Listed:	11/06/2007	Built:	1948
DOM:	111	Lot Size:	2,898



1373 Grand C

Status:	Closed Sale	Bedrooms:	3
List Date:	08/20/2007	Bathrooms:	2
Area:	El Segundo	Sqft:	1356
LP:	\$599,000	SP:	\$540,000
Listed:	08/20/2007	Built:	1989
DOM:	201	Lot Size:	1

very comfortable and efficient 1989 floorplan...3 bed, 2.5 baths, formal dining, family room off kitchen, built-in vac. system, cathedral ceiling bedrooms, master suite...laundry room in the hallway between the bedrooms, attached 2 car garage, gas fireplace, formal living room with glass doors that lead out to private patio for relaxing or bar-b-que...ing. pool, spa, sundeck, tot. park. gated community...very well kept and maintained complex... must see this unit...



1361 Grand D

Status:	Closed Sale	Bedrooms:	3
List Date:	10/17/2007	Bathrooms:	2
Area:	El Segundo	Sqft:	1480
LP:	\$599,900	SP:	\$550,000
Listed:	10/17/2007	Built:	1989
DOM:	173	Lot Size:	0

BEST LOCATION in the complex! Large end unit with lots of light, located near pool, clubhouse, but on the opposite side of the tot lot. Lovely open floor plan, beautifully decorated with upgrades throughout, including crown moulding, custom wood shutters and blinds, one-year-new granite counter tops, new "Quickstep" kitchen flooring, master bedroom ceiling fan and more. Perfect floor plan for young or busy family; great layout for entertaining. 42" wall-mounted HDTV in Master Bedroom is included! Absolutely ready for you to move in and make yourself right at home. Large attached direct-access garage includes brand new storage cabinets with adjacent workshop for the man (or woman!!) of the house. One of the few units with upgraded new garage door and also new upgraded furnace. Garage refrigerator is included and select furniture is negotiable.



708 VIRGINIA

Status:	Closed Sale	Bedrooms:	3
List Date:	09/30/2007	Bathrooms:	2
Area:	El Segundo	Sqft:	1843
LP:	\$849,000	SP:	\$800,000
Listed:	09/30/2007	Built:	2007
DOM:	180	Lot Size:	7,500

BRAND NEW TOWNHOME CUSTOM BUILT BY JIM OBRADOVICH (JRO CONSTRUCTION). 3 BEDRMS, 2.5 BATHS IN A PERFECT FLOORPLAN. EXTENSIVE USE OF GRANITE, TUMBLED MARBLE & HARDWOOD FLOORING. VIKING STAINLESS STEEL STOVE/OVEN WITH 6 BURNERS AND GRIDDLE. BUILT-IN GE MONOGRAM REFRIGERATOR. CAT-5 WIRING THROUGHOUT. SOLID WOOD INTERIOR DOORS PLUS SOOOO MUCH MORE.

Comparative Market Analysis

Listing Details

April 30, 2008

This page details the comparable listings contained in this market analysis.



712 VIRGINIA

Status:	Closed Sale	Bedrooms:	3
List Date:	09/30/2007	Bathrooms:	2
Area:	El Segundo	Sqft:	1837
LP:	\$829,000	SP:	\$815,000
Listed:	09/30/2007	Built:	2007
DOM:	184	Lot Size:	7,500

****CURRENT DEAL MAY BE SHAKEY** BRAND NEW TOWNHOME BUILT BY JRO CONSTRUCTION. BACK END UNIT, Very private, windows on 3 sides. 3 BEDROOMS, 2.5 BATHS IN A PERFECT FLOORPLAN. EXTENSIVE USE OF GRANITE, TUMBLED MARBLE & HARDWOOD FLOORING. VIKING STAINLESS STEEL STOVE/OVEN WITH 6 BURNERS & GRIDDLE. BUILT-IN GE MONOGRAM REFRIGERATOR. CAT-5 WIRING THROUGHOUT. SOLID WOOD INTERIOR DOORS PLUS MUCH MUCH MORE. BEST PRICED FOR NEW CONSTRUCTION...**



305 Kansas D

Status:	Closed Sale	Bedrooms:	4
List Date:	02/07/2008	Bathrooms:	3
Area:	El Segundo	Sqft:	2150
LP:	\$849,900	SP:	\$845,000
Listed:	02/07/2008	Built:	2006
DOM:	49	Lot Size:	0

A gorgeous home, completely upgraded -one of 27 townhomes constructed in 2006. An open floor plan, suitable for family gatherings or entertaining. 9 foot ceilings with quality flooring - walnut hardwood in the living areas and travertine in the bathrooms. HVAC air system and internet access in all rooms. The tiled patio off the kitchen offers privacy. Glazed double paned windows,skylights and recessed lighting throughout. Master Bed is wired for HD & surround sound. Master Bath has maple cabinets, jacuzzi tub & a walk in glass enclosed shower. The 2nd floor washer/dryer area is discretely hidden. Upstairs guest bedroom has a loft area, not inc in sq. footage- great for storage or as a play area. Bedrooms are spacious, each with ample closet space. The living room has a tiled gas fireplace and the kitchen is equipped with granite counter tops and back splashes. Secure access to the home through the two car garage, outfitted with customs storage cabinets. Buyer to verify sq. footage.



1125 ACACIA E

Status:	Closed Sale	Bedrooms:	5
List Date:	02/24/2008	Bathrooms:	3
Area:	El Segundo	Sqft:	2650
LP:	\$1,049,000	SP:	\$1,049,000
Listed:	02/24/2008	Built:	1949
DOM:	4	Lot Size:	6,250

NEWER REMODELED 5 BEDROOM 3 BATH HOME - HARDWOOD FLOORS, GRANITE, MARBLE, AND TASTEFULL FINISHES - NICE SIZE YARD AND DECK - HUGE MASTER - OPEN GREAT ROOM - SECOND SMALLER MASTER DOWNSTAIRS - TWO CAR GARAGE OFF ALLEY - AIR CONDITIONED LOTS OF WINDOWS AND LIGHT.

Comparative Market Analysis

Listing Details

April 30, 2008

This page details the comparable listings contained in this market analysis.



601 Lomita

Status:	Closed Sale	Bedrooms:	4
List Date:	08/20/2007	Bathrooms:	2
Area:	El Segundo	Sqft:	3660
LP:	\$1,499,000	SP:	\$1,350,000
Listed:	08/20/2007	Built:	1990
DOM:	150	Lot Size:	6,655

Magnificent home perfect for entertaining with spectacular city lights & mountain views. Enter thru double-entry doors into a two-story grand foyer with dynamic spiral staircase. This home boasts cathedral ceilings throughout & hardwood flooring in kitchen & hallways. Impressive gourmet kitchen with granite counter tops, wood cabinetry, built in appliances, pantry & adjoining breakfast nook & formal dining room. The family room is equipped with fireplace & wet bar - so ideal for large gatherings. The sunken living room, also with a fireplace, is off the grand foyer & overlooked by the upstairs loft w/built in cabinetry & desk. Main floor bedroom has French doors that open to the balcony to view city lights & mountains in the distance. The very large master bedroom (appr. 18 x 23 ft.) exudes a feeling of grandeur: vaulted ceilings, built in dressing area & window seat w/storage. Also has 2 large walk-in closets. Master bath has jacuzzi tub & walk-in shower. Other bedrooms are spacious; 2