

Closed Sale Properties



Addr: 419 2Nd Hermosa Beach
Area: Hermosa Bch Sand **MLS #:** S09032748
OP: \$649,000
LP: \$649,000 **SP:** \$650,000 **Apx SF:** 1,494
LD: 03/19/2009 **SD:** 04/07/2009 **\$/SF:** \$435.07
Beds: 2 **Bath To:** 3.00 **LotSF:** 2,056
YBl: 1971 **Prking:** Direct Garage Acces **DOM:** 7
Elem: Hermoa View Schoo **Mid:** Hermosa Valley Scho **High:** Mira Costa

Property Description: Finally A Pacific Villas Townhome For Sale! These Units Rarely Come On The Market. Great Location, Size And Attached Garage In The Hermosa Bch Sand Section....Wow! This Unit Is Away From The Street, Nestled Between The Green Belt, South Park And The Beach. Living Room With Fireplace And Gleaming Hardwood Floors. The Front Patio Has A Wood Deck And Faces The Pool. All Windows Were Recently Replaced. New Paint, Porcelain Tile And Carpet. Move In Condition! Formal Dining Room Opens Up To The Bright Kitchen. On The Third Level Are Both Master Bedrooms Both With Customized Closets And Bathrooms Vanities With New Light Fixtures. Huge 2-Car Garage With Bonus Room. Hoa Includes Water, Tv Antenna, Insurance, Landscaping...Only Steps To The Beach And Renowned Hermosa Beach Downtown And Restaurants. Blue Ribbon Award Winning School District.



Addr: 540 1St 5, Hermosa Beach
Area: Hermosa Bch Sand **MLS #:** S09023428
OP: \$799,000
LP: \$799,000 **SP:** \$770,000 **Apx SF:** 1,509
LD: 02/25/2009 **SD:** 04/23/2009 **\$/SF:** \$510.27
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,374
YBl: 1991 **Prking:** Direct Garage Acces **DOM:** 48
Elem: Hermosa View **Mid:** Hermosa Valley **High:** Mira Costa

Property Description: Only Blocks To The Beach ,This Ocean View Townhouse Has Everything That A Beach Buyer Wants.

Ocean View ,Open Floor Plan, 3 Bedrooms

3 Full Baths .Master Bedroom With Nice Size Bathroom, Walk-In Closet And Sliding Doors To Your Own Private Balcony. The Lower Bedroom Is Like Another Smaller Master Bedroom. This Home Is Great For Entertaining Or For Family Gathering. Close To The Beach,Shopping And Schools.



Addr: 309 2Nd Hermosa Beach
Area: Hermosa Bch Sand **MLS #:** S09012014
OP: \$1,199,000
LP: \$1,099,000 **SP:** \$1,040,000 **Apx SF:** 1,933
LD: 01/29/2009 **SD:** 04/30/2009 **\$/SF:** \$538.02
Beds: 3 **Bath To:** 4.00 **LotSF:** 0
YBl: 1999 **Prking:** Direct Garage Acces **DOM:** 62
Elem: **Mid:** **High:**

Property Description: Gorgeous Ocean View Townhome Located Just A Few Short Blocks To The Beach, Parks And Downtown.

This Home Is In Pristine Condition With 3 Spacious Bedrooms And 3.5 Baths. The Home's Wide Open Living Areas Include A Large Gourmet Kitchen With Stainless Steel Appliances, Gleaming Granite Counters, Maple Cabinetry And Stone Flooring Open To Dining Area And Sunny Living Room With Fireplace. The Expansive Master Suite Has Fireplace And Deck. The Sumptuous Master Bath Has A Large Spa Tub And Separate Shower As Well As Two Sinks. The Two Additional Bedrooms Each Have Their Own Bathrooms. Bonus Small Yard Accessable From The First Floor--Perfect For Pets! From The Roof Top Deck One Can Enjoy Beautiful Ocean And Coastline Views While Entertaining Or Sunning. Two Car Garage With Room For Additional Parking On Apron.

Date: 5/27/2009

CMA Pro Report

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Addr: 1007 Monterey Hermosa Beach
Area: Hermosa Bch Sand **MLS #:** S09030729
OP: \$1,199,000
LP: \$1,199,000 **SP:** \$1,150,000 **Apx SF:** 1,900
LD: 03/14/2009 **SD:** 04/30/2009 **\$/SF:** \$605.26
Beds: 3 **Bath To:** 4.00 **LotSF:**
YBl: 1998 **Prking:** **DOM:** 16
Elem: **Mid:** **High:** MIRA COSTA

Property Description: Life Doesn'T Get Any Better Than This. Gorgeously Decorated Home With Views To Die For From The Upper Living Level Which Features The Livingroom, Dining Room & Kitchen. Imagine Entertaining Your Closest Friends While They Gaze Out At The White Water, Beaches & Hermosa Pier. But Wait There'S More Go Up Another Level To The Huge Roof Top Deck For An Amazing Panoramic Ocean & City View. The Home Is Pottery Barn Perfect W/All The Right Touches. Each Bedroom Is A Suite W/ Its Private Full Bath. The Guest Bedroom Is Seperate From The Rest Of The Home & Is Great For In-Laws Or Live In House Keepers. There Are 2 Other Balconys, One Off The Living Room And The Other Off The Kitchen For The B-B-Q Officianato. The Kitchen Is Designed For The Gourmet Chef With Ton'S Of Beautiful Granite Space Again W/Designers Touch Of Hand Painted Decor. Few Short Blocks To Downtown Plaza And One Of The Best Beaches In The World. Top Night Life & Entertainment.



Addr: 225 25Th Hermosa Beach **MLS #:** S566484
Area: Hermosa Bch Sand
OP: \$1,395,000
LP: \$1,395,000 **SP:** \$1,565,000 **Apx SF:** 1,908
LD: 03/09/2009 **SD:** 04/10/2009 **\$/SF:** \$820.23
Beds: 3 **Bath To:** 2.00 **LotSF:** 3,313
YBl: 1939 **Prking:** **DOM:** 24
Elem: **Mid:** **High:**

Property Description: Panoramic Ocean Views Palos Verdes, Catalina, And Breaking Waves. See The Breaking Waves From The Upstairs Deck And Great Room. Listen To The Waves Crash In The Master Bedroom. This Sfr 3 Bed, 1.75 Bath Is Setup To Be Either An Sfr Or A Quick Wall Can Be Put Up At The Bottom Of The Stairs To Make Two Units. The Upstairs Has 2 Bedrooms (Master), 1 Full Bath, Kitchen, Dining Room, & Great Room. Down Stairs Has 1 Bedroom, Bath, Kitchen, & Great Room. 2 Car Garage. Lot 3,300 Sq/Ft. Living 1,900 Sq/Ft.



Addr: 1937 Bayview Hermosa Beach **MLS #:** S08160786
Area: Hermosa Bch Sand
OP: \$3,495,122
LP: \$2,485,122 **SP:** \$1,900,000 **Apx SF:** 2,056
LD: 11/12/2008 **SD:** 04/17/2009 **\$/SF:** \$924.12
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,330
YBl: 1949 **Prking:** Direct Garage Acces **DOM:** 160
Elem: View **Mid:** Valley **High:** Costa or Union

Property Description: This Is One Of The Most Spectacular Lots In Hermosa Beach. Set On A 49 X 108 (That'S 5,303 Square Feet)Street To Street Lot That Runs From Bayview To Manhattan Avenue. This Block Of Bayview Is Like An Extension Of Circle Drive. Only Single Family Homes On This Block. There Are Panoramic Ocean Views From Both Levels. If You Built A New Home Here The Upper Level Views Would Be Even Better. Nothing Can Block The Views. The Home Is A Totally Functional Vintage Home With A Legal Non-Conforming Rental Unit Below. Build A Dream Home Now!!! Properties Like This Seldom Come Up For Sale. 2 Blocks To The Beach!!

Date: 5/27/2009

CMA Pro Report

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Addr: 1744 Hermosa Hermosa Beach			MLS #: S09000172
Area: Hermosa Bch Sand			
OP: \$2,249,900			
LP: \$2,199,900	SP: \$1,969,000	Apx SF: 2,812	
LD: 01/02/2009	SD: 04/01/2009	\$/SF: \$700.21	
Beds: 3	Bath To: 4.00	LotSF: 2,500	
YBl: 2004	Prking: Direct Garage Acces	DOM: 71	
Elem:	Mid:	High:	

Property Description: This Gorgeous Custom Built Home Offers The Best Of Beach Living With Panoramic Ocean, Sand And White Water Views. Very Bright, Airy And Open Floor Plan Offers The Best In Indoor And Outdoor Living. 3 Bedrooms, Plus Office Or 4Th Bedroom, 3.5 Baths, 2812 Sq. Ft. Of Luxurious Living, 4 Car Garage (2 - 2 Car Garages), Custom Appointments Include Chef'S Kitchen, Living Room With Fireplace And Built-In Entertainment Center. Kolbe & Kolbe Windows And Doors, Security System With Cameras, Custom Window Treatments, Designer Natural Stone And Mosaics, Cherry Wood Flooring, Formal Entry With Spiral Staircase, Roof Top Deck With Spa And Fireplace, Dining Room Opens To Courtyard. Conveniently Located Across From 18Th St. Walkstreet. One Block To Beach And Walking Distance To Pier.



Addr: 1916 Ava Hermosa Beach			MLS #: S08164677
Area: Hermosa Bch Valley			
OP: \$949,000			
LP: \$859,000	SP: \$859,000	Apx SF: 2,349	
LD: 11/21/2008	SD: 04/30/2009	\$/SF: \$365.69	
Beds: 3	Bath To: 3.00	LotSF: 2,355	
YBl: 1953	Prking: Driveway	DOM: 171	
Elem:	Mid:	High:	

Property Description: A Marvelous Location-A Short Walk To The Beach- Shopping And Local Amenities.Step From The Main Entry To Sitting Area, With Direct Access To The Eating Area And Kitchen. The Spacious Kitchen Has Tiled Flooring, A Breakfast Bar To Accommodate At Least 4, Plentiful Oak Cupboards, Garden Window, Double Sink And Plentiful Counter Space. Downstairs Beds Are Roomy & Have A Great Quantity Of Closet Space. The Cozy Den Area At The Back Allows Entrance To The Back Patio Area. There Is A Large Laundry Room, Bathroom And Second Set Of Stairs Leading Upstairs Off The Den. Upstairs Is Currently A Dining And Living Room. Also Has A Magnificent Fireplace. A Jacuzzi Tub, & A Bathroom. Skylights Adorn Every Room. This Top Level May Also Be A Master Bedroom. Sliding Doors Onto The Top Deck Where The Views Are Absolutely Magnificent Tile, Hardwood Flooring And Carpet Flooring Throughout. A Detached Tandem Garage That Can Easily Accommodate Two Cars. Admittance To The Underground Storage From Here.



Addr: 720 10Th Hermosa Beach			MLS #: V08168036
Area: Hermosa Bch Valley			
OP: \$1,199,000			
LP: \$1,169,000	SP: \$1,050,000	Apx SF: 2,786	
LD: 12/02/2008	SD: 04/07/2009	\$/SF: \$376.88	
Beds: 4	Bath To: 4.00	LotSF: 9,734	
YBl: 2005	Prking:	DOM: 115	
Elem: Hermosa View	Mid: Hermosa Valley	High: Mira Costa	

Property Description: Back On The Market. This Beautiful 4 Bedroom And 3 1/2 Bath Ocean View Townhome Was Built In 2005 & Has Been Meticulously Maintained By The Original Owners. Enjoy Panoramic Ocean Views From Palos Verdes To Malibu From The Roof Top Deck, And From The Top Floor Deck Which Is The Perfect Place To Sit With Your Guests Or Meditate The Evening Away With A Glass Of Wine. The Floor Plan Has Apprx 2785 Square Feet Of Living Space. The Top Floor Of The Home Features A Wide Open Floor Plan With Vaulted Ceilings And Plenty Of Natural Light. The Gourmet Kitchen Is Filled With Granite, Stainless Steel Ge Appliances, Wine Refigerator, An Oversized Center Island With A Vegetable Sink And Beautiful Wood Cabinets. Master Suite Features 2 Walk In Closets, Marble Adorned Double Sinks, A Large Jacuzzi Tub, And Its Own Private Deck. Other Features: Recessed Lighting, Central Vac, Skylights, Ceiling Fans, A Gas Fireplace, Cat 5 Wiring, Pbx Phone System W/Intercomm, Extra Storage Room Off Of The Garage.

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Closed Sale Properties



Addr: 601 24Th Hermosa Beach		MLS #: S09020901
Area: Hermosa Bch Valley		
OP: \$1,249,000		
LP: \$1,249,000	SP: \$1,220,000	Apx SF: 2,215
LD: 02/19/2009	SD: 04/15/2009	\$/SF: \$550.79
Beds: 4	Bath To: 3.00	LotSF: 7,130
YBl: 1955	Prking: Garage Door Opener	DOM: 66
Elem:	Mid:	High: MCHS

Property Description: Perched High Up On An Oversized Corner Lot, This Charming Cape Cod Overlooks Hermosa Valley. Beautifully Remodeled, This Great Family Home Is In Move-In Condition. Situated On An Oversized 7,100 Sq. Ft. (Btv) Lot, This Traditional One Level Floor Plan Opens To Large Front And Back Yards. The Expansive Gourmet Kitchen And Elegant Living Area Are Perfect For Family Living Or Grand Entertaining. Live The Ultimate Beach Lifestyle In A Classic Family Friendly Neighborhood.



Addr: 1210 6Th Hermosa Beach		MLS #: V08155245
Area: Hermosa Bch East		
OP: \$1,695,000		
LP: \$1,499,000	SP: \$1,425,000	Apx SF: 3,600
LD: 10/30/2008	SD: 04/29/2009	\$/SF: \$395.83
Beds: 5	Bath To: 5.00	LotSF: 4,000
YBl: 2008	Prking:	DOM: 147
Elem:	Mid:	High:

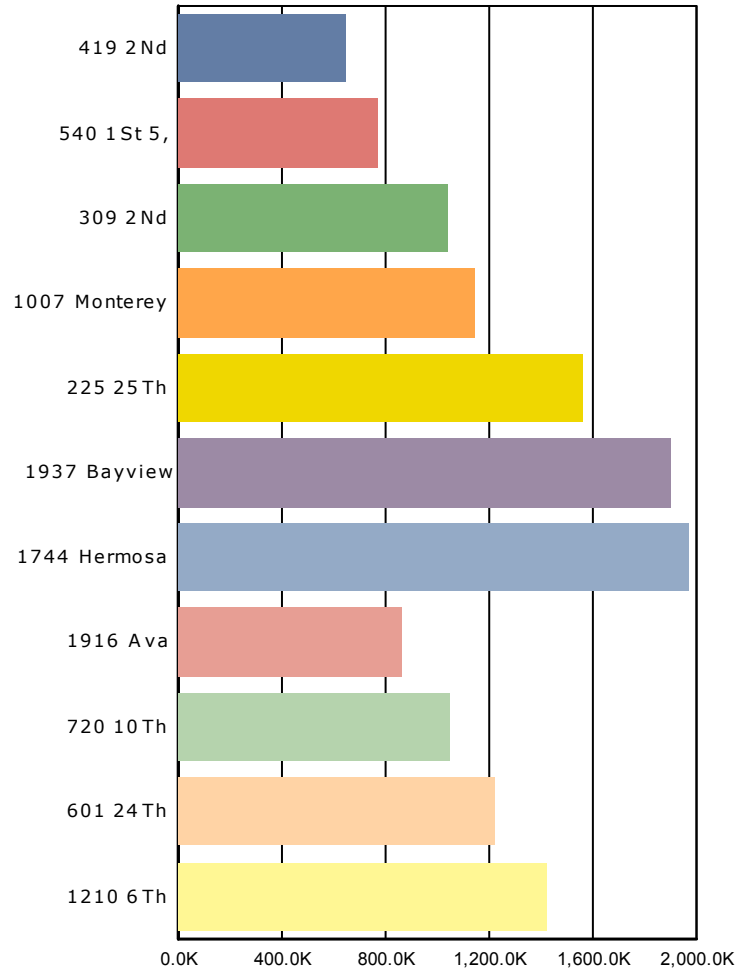
Property Description: Brand New Construction In Hermosa Beach With Breathtaking Ocean View. Approximately 3600 Sq. Ft With Balcony And Rooftop Deck. This Extraordinary Five Bedrooms, Four-And-Half-Bath With Beautifully Landscaped Court Yard, Living Space Includes Formal Living And Family Room With Fireplace And A Cook'S Dream Kitchen With All Viking Appliances.

Date: 5/27/2009

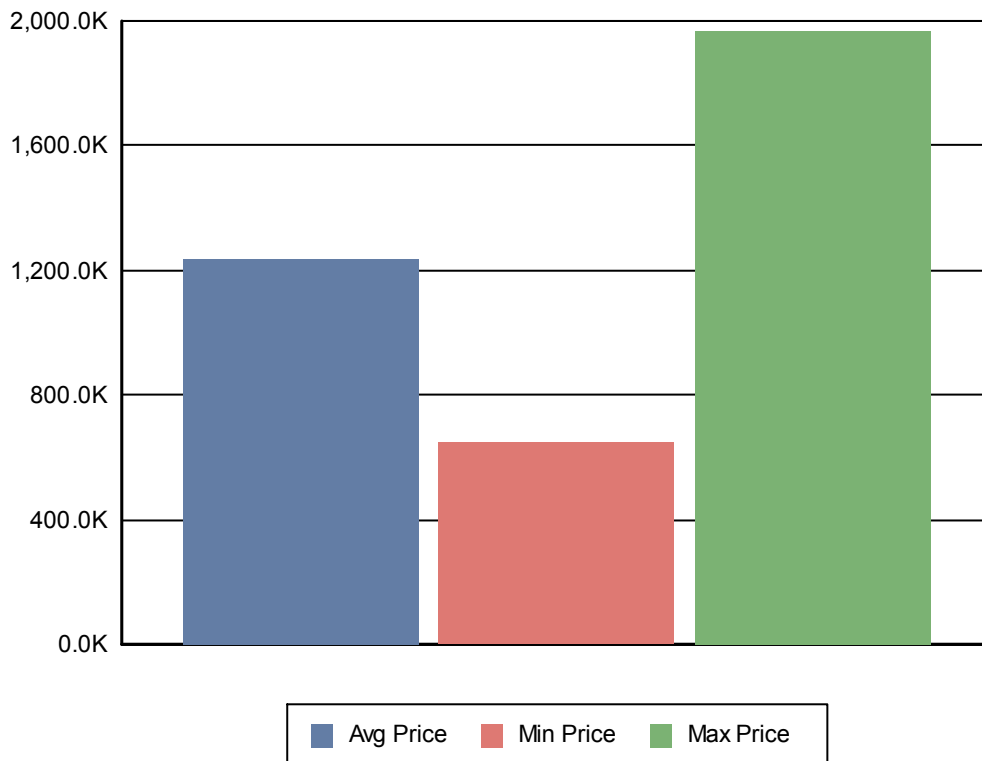
CMA Pro Report

Closed Sale Properties

Total # of Listings	11
Lowest Price	\$650,000
Highest Price	\$1,969,000
Average Price	\$1,236,182
Avg. Price/SqFt	\$565.67
Avg DOM	81



Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$650,000	\$1,969,000	\$1,236,182	\$565.67
Totals / Averages	\$650,000	\$1,969,000	\$1,236,182	\$565.67

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
419 2Nd Hermosa Beach	\$649,000	\$650,000	7	%0.15	\$435.07
540 1St 5, Hermosa Beach	\$799,000	\$770,000	48	-%3.63	\$510.27
309 2Nd Hermosa Beach	\$1,099,000	\$1,040,000	62	-%5.37	\$538.02
1007 Monterey Hermosa Beach	\$1,199,000	\$1,150,000	16	-%4.09	\$605.26
225 25Th Hermosa Beach	\$1,395,000	\$1,565,000	24	%12.19	\$820.23
1937 Bayview Hermosa Beach	\$2,485,122	\$1,900,000	160	-%23.55	\$924.12
1744 Hermosa Hermosa Beach	\$2,199,900	\$1,969,000	71	-%10.50	\$700.21
1916 Ava Hermosa Beach	\$859,000	\$859,000	171	%0.00	\$365.69
720 10Th Hermosa Beach	\$1,169,000	\$1,050,000	115	-%10.18	\$376.88
601 24Th Hermosa Beach	\$1,249,000	\$1,220,000	66	-%2.32	\$550.79
1210 6Th Hermosa Beach	\$1,499,000	\$1,425,000	147	-%4.94	\$395.83
Total Averages	\$1,327,457	\$1,236,182	81	%-4.75	\$565.67

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	419 2Nd	2	3.00	1,494	1971	\$649,000	\$650,000	04/07/2009	7
S	540 1St 5	3	3.00	1,509	1991	\$799,000	\$770,000	04/23/2009	48
S	309 2Nd	3	4.00	1,933	1999	\$1,099,000	\$1,040,000	04/30/2009	62
S	1007 Monterey	3	4.00	1,900	1998	\$1,199,000	\$1,150,000	04/30/2009	16
S	225 25Th	3	2.00	1,908	1939	\$1,395,000	\$1,565,000	04/10/2009	24
S	1937 Bayview	3	2.00	2,056	1949	\$2,485,122	\$1,900,000	04/17/2009	160
S	1744 Hermosa	3	4.00	2,812	2004	\$2,199,900	\$1,969,000	04/01/2009	71
S	1916 Ava	3	3.00	2,349	1953	\$859,000	\$859,000	04/30/2009	171
S	720 10Th	4	4.00	2,786	2005	\$1,169,000	\$1,050,000	04/07/2009	115
S	601 24Th	4	3.00	2,215	1955	\$1,249,000	\$1,220,000	04/15/2009	66
S	1210 6Th	5	5.00	3,600	2008	\$1,499,000	\$1,425,000	04/29/2009	147