

## Sold Properties



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**Address:** 5103 Stacy Street Hawthorne 90250  
**MLS #:** I954785      **LDate:** 09/14/2007  
**Beds:** 3      **SDate:** 12/20/2007  
**Baths:** F:1 3Q:0 H:0      **Area:** 107  
**SqFt:** 1,232      **\$/SF:** \$365.26  
**LotSF:** 5,624      **YBlt:** 1947  
**SchDist:**      **Pool:** No  
**View:**  
**Grg/Prk:** DetGar  
**CurLPr:** \$455,000  
**OrigLPr:** \$530,000  
**SalePr:** \$450,000  
**DOM:** 63  
**CDOM:** 63  
**Stories:** GrndLvl

**Property Description:** Price Has Been Redused!! Open House Saturday From 1:00 P.M. 5:00 P.M.  
 Great Opportunity "Fixer Upper " 3 Bedroom'S 1 Bathroom In A Desirable Area Of Del Aire Under Price Value. New Windows & Front Door, New Central Heater And Connection For Central Air. Very Nice Chimney Between Living And Dinning Room For Those Cold Days.  
 Needs A New Kitchen & T.L.C. Property Is Being Sold As Is Condition.



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**Address:** 5037 W 125th Street Hawthorne 90250  
**MLS #:** S945631      **LDate:** 04/23/2007  
**Beds:** 3      **SDate:** 12/05/2007  
**Baths:** F:1 3Q:0 H:0      **Area:** 107  
**SqFt:** 1,065      **\$/SF:** \$478.87  
**LotSF:** 5,000      **YBlt:** 1944  
**SchDist:**      **Pool:** No  
**View:**  
**Grg/Prk:** DetGar,DrOpn,2CarGar  
**CurLPr:** \$550,000  
**OrigLPr:** \$595,000  
**SalePr:** \$510,000  
**DOM:** 198  
**CDOM:** 198  
**Stories:** OneLvl

**Property Description:** Beautiful Home In Excellent Neighborhood! House Has Been Completely Remodeled With Forced Air Heating, Copper Plumbing, Newer Kitchen Appliances, Electrical, Countertops, Tile Floors, Carpet, Bathroom Fixtures With Tub And Shower Combo, Roof, Dual Paned Windows, And A 20 X20 Two Car Garage. Newly Landscaped With Automatic Sprinklers. Super Move-In Condition With Great Curb Appeal.



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**Address:** 5445 W 117th St. Inglewood 90304  
**MLS #:** R954339      **LDate:** 09/07/2007  
**Beds:** 2      **SDate:** 12/28/2007  
**Baths:** F:2 3Q:0 H:0      **Area:** 107  
**SqFt:** 1,404      **\$/SF:** \$384.62  
**LotSF:** 8,910      **YBlt:** 1936  
**SchDist:**      **Pool:** No  
**View:**  
**Grg/Prk:** AttGar,1CarGar  
**CurLPr:** \$545,000  
**OrigLPr:** \$599,000  
**SalePr:** \$540,000  
**DOM:** 113  
**CDOM:** 113  
**Stories:** OneLvl

**Property Description:** Close To Everything. Spacious 2 Bedrooms With Master Suite. Large Living Room With Fireplace, Kitchen With Eating Area, Laundry Room With Lots Of Storage, Detached Workshop And Garden Room Could Be Room.

# CMA Pro Report

## Sold Properties



**Address:** 5332 138th Place Hawthorne 90250  
**MLS #:** S951850      **LDate:** 07/27/2007  
**Beds:** 3      **SDate:** 12/07/2007  
**Baths:** F:1 3Q:0 H:1      **Area:** 107  
**SqFt:** 1,098      **\$/SF:** \$545.54  
**LotSF:** 5,100      **YBl:** 1955  
**SchDist:** Wise      **Pool:** No  
**View:**  
**Grg/Prk:** AttGar,2CarGar

**CurLPr:** \$615,000  
**OrigLPr:** \$659,000  
**SalePr:** \$599,000  
**DOM:** 99  
**CDOM:** 99  
**Stories:** OneLvl

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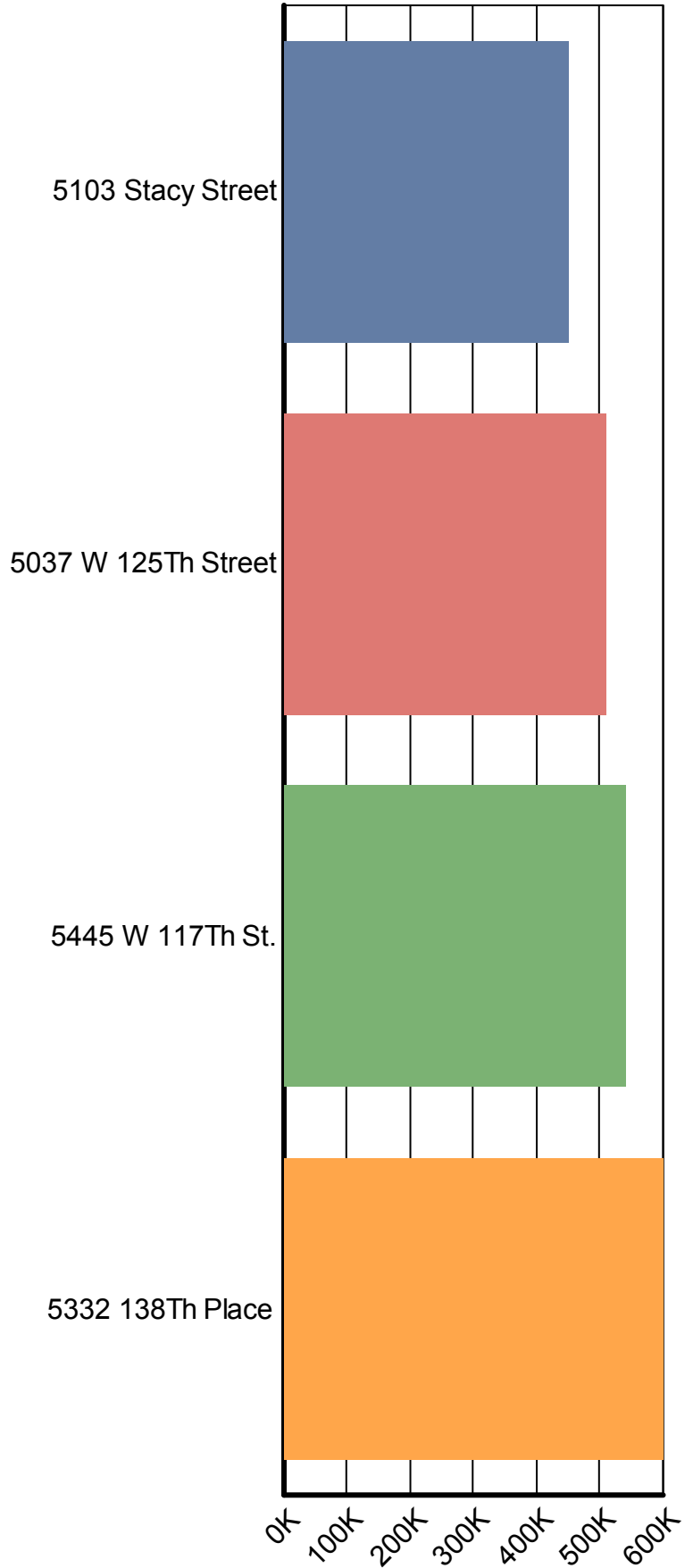
**Property Description:** Charming 3 Bedroom 1 1/2 Bath Floor Plan Model #43. Plantation Shutters, Forced Air Heating , 2 Car Attached Garage. A Wonderful Permitted Enclosed Patio Room (10' X 27') With Approx 270 Additional Sq. Ft Of Useable Living Area, For A Total Of 1368 Sq. Ft. Patio Room Features Sliding Windows, French Doors, Tile Floors And Ceiling Fans. This Is A Great Room For Entertaining. Private Backyard With Sprinklers In Both Front And Rear Yards. Wiseburn School District.

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# CMA Pro Report

## Sold Properties

Total # of Listings	<b>4</b>
Lowest Price	<b>\$450,000</b>
Highest Price	<b>\$599,000</b>
Average Price	<b>\$524,750</b>
Avg. Price/SqFt	<b>\$443.57</b>
Avg CDOM	<b>118</b>

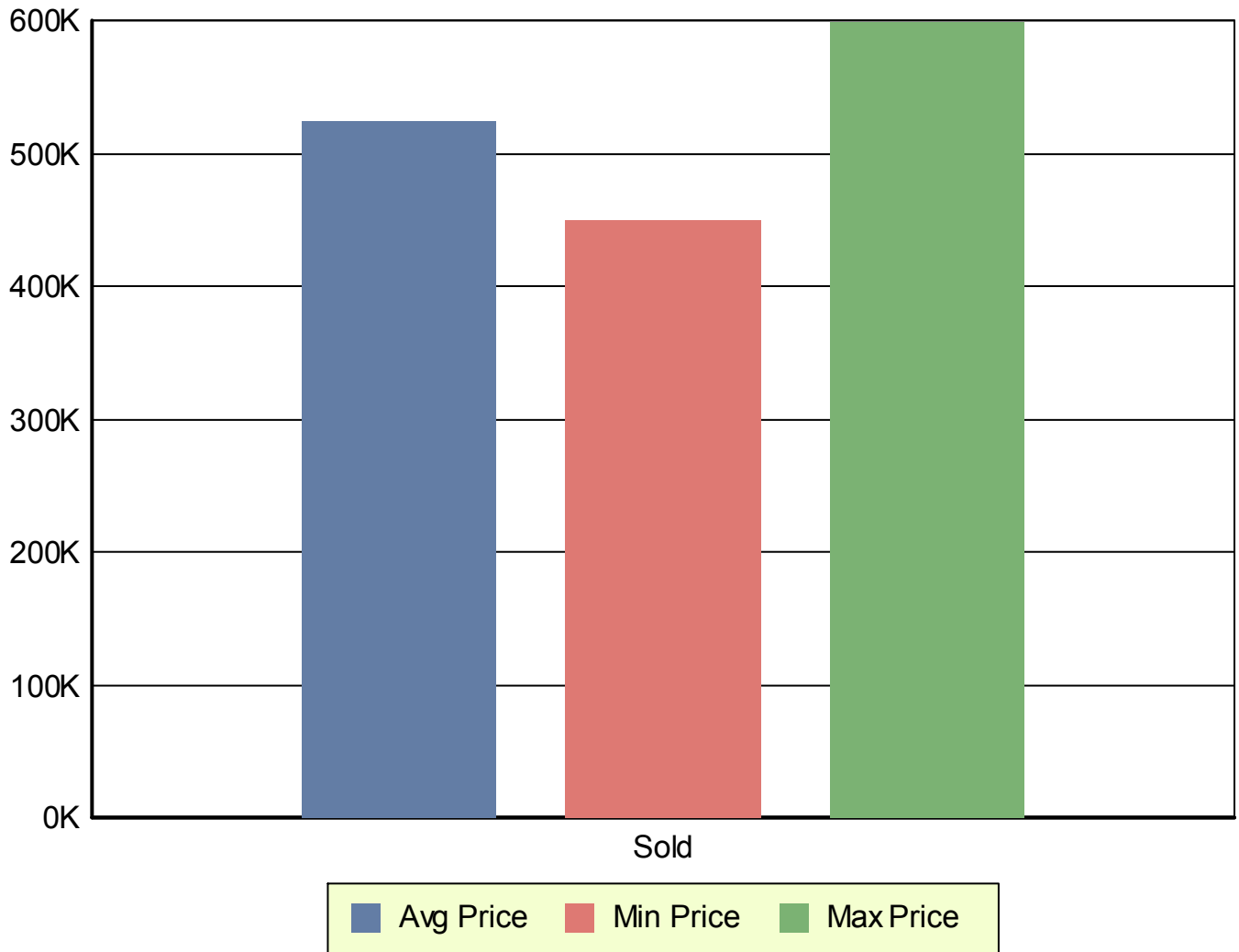


Date: 1/15/2008

# CMA Pro Report

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## Summary Graph/Analysis



### Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$450,000	\$599,000	\$524,750	\$443.57
	<b>\$450,000</b>	<b>\$599,000</b>	<b>\$524,750</b>	<b>\$443.57</b>

## CMA Pro Report

**Sold Property Analysis**

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
5103 Stacy Street Hawthorne	\$455,000	\$450,000	63	-%1.10	\$365.26
5037 W 125th Street Hawthorne	\$550,000	\$510,000	198	-%7.27	\$478.87
5445 W 117th St. Inglewood	\$545,000	\$540,000	113	-%0.92	\$384.62
5332 138th Place Hawthorne	\$615,000	\$599,000	99	-%2.60	\$545.54
	<b>\$541,250</b>	<b>\$524,750</b>	<b>118</b>	<b>-%2.97</b>	<b>\$443.57</b>

# CMA Pro Report

## Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	5103 Stacy Street	3	1.00	1,232	1947	\$455,000	\$450,000	12/20/2007	63
S	5037 125th Street W	3	1.00	1,065	1944	\$550,000	\$510,000	12/05/2007	198
S	5445 117th St. W	2	2.00	1,404	1936	\$545,000	\$540,000	12/28/2007	113
S	5332 138th Place	3	1.50	1,098	1955	\$615,000	\$599,000	12/07/2007	99