

## Sold Properties



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**Address:** 770 W Imperial #83, El Segundo 90245  
**MLS #:** S945225      **LDate:** 04/15/2007  
**Beds:** 2      **SDate:** 08/31/2007  
**Baths:** F:1 3Q:1 H:0      **Area:** 141  
**SqFt:** 1,005      **\$/SF:** \$432.84  
**LotSF:** 0      **YBlt:** 1966  
**SchDist:** ElSegundo      **Pool:** Yes  
**View:** CityView,OcnView  
**Grg/Prk:** DetCP,DrOpn,2Space  
**CurLPr:** \$429,000  
**OrigLPr:** \$439,000  
**SalePr:** \$435,000  
**DOM:** 104  
**CDOM:** 104  
**Stories:** TwoLvl

**Property Description:** Ocean City Light Pool Views Two Level Top Floor Location Complete Sound Proofing System 2 Patios  
2 Parking Covered Secured Spaces Additional Upgrades In Unit Complex Features Pool & Spa Gated Community



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**Address:** 745 Main #308, El Segundo 90245  
**MLS #:** S940996      **LDate:** 02/05/2007  
**Beds:** 2      **SDate:** 08/28/2007  
**Baths:** F:2 3Q:0 H:0      **Area:** 141  
**SqFt:** 1,173      **\$/SF:** \$466.75  
**LotSF:** 1      **YBlt:** 1977  
**SchDist:** ElSegundo      **Pool:** Yes  
**View:** CityView,HillView,PanoView  
**Grg/Prk:** DetCP,DrOpn,2Space  
**CurLPr:** \$549,995  
**OrigLPr:** \$579,000  
**SalePr:** \$547,500  
**DOM:** 153  
**CDOM:** 153  
**Stories:** OneLvl

**Property Description:** The Most Desirable Unit In The Complex...Best View Of Any Condo In The City!!! A Top Level Southwest Sunny Exposure Unit With Windows On Three Sides!!!...Close To Downtown, Library Park, Complex Has Pool, Sundeck, Spa, Sauna, Rec Room And Storage Closets In Common Garage...Parking Spaces Are Close To The Elevator...\$240 Per Month Assn. Fee Includes Basic Cable T.V.



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**Address:** 521 Standard El Segundo 90245  
**MLS #:** S951103      **LDate:** 07/18/2007  
**Beds:** 1      **SDate:** 08/30/2007  
**Baths:** F:1 3Q:0 H:0      **Area:** 141  
**SqFt:** 760      **\$/SF:** \$822.37  
**LotSF:** 3,500      **YBlt:** 1952  
**SchDist:** ElSegundo      **Pool:** No  
**View:**  
**Grg/Prk:** DetGar,DrOpn,2CarGar  
**CurLPr:** \$659,000  
**OrigLPr:** \$659,000  
**SalePr:** \$625,000  
**DOM:** 14  
**CDOM:** 14  
**Stories:** OneLvl

**Property Description:** Super Cute Home...See Pictures On Website...Fireplace...Living Room, Full Kitchen, Skylights In Dining Area And Bathroom, Grassy Back Yard, Fruit Trees And A Two Car Garage

## Sold Properties



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**Address:** 511 W Grand Avenue El Segundo 90245  
**MLS #:** S945834      **LDate:** 04/25/2007  
**Beds:** 4      **SDate:** 08/17/2007  
**Baths:** F:1 3Q:2 H:1      **Area:** 141  
**SqFt:** 1,521      **\$/SF:** \$499.67  
**LotSF:** 6,861      **YBlt:** 2007  
**SchDist:**      **Pool:** No  
**View:**  
**Grg/Prk:** AttGar,DrOpn,2CarGar  
**CurLPr:** \$799,900  
**OrigLPr:** \$869,900  
**SalePr:** \$760,000  
**DOM:** 84  
**CDOM:** 84  
**Stories:** TwoLvl

**Property Description:** Elegantly Constructed By Quality Builder Cam Construction! Tuscan Villa In Quiet South West Corner Of Town. Choose From 3 Or 4 Bedroom Floor Plan! Open And Sunny Floor Plan Features Gourmet Kitchen, Beautiful Cabinetry, Granite Counters + Stainless Viking Appliances. Spacious Living W/ Fireplace! Private Master Suite, Vaulted Ceilings, Hardwood Floors, Pre-Wired For Surround Sound, Security, Plasma Flat Screens. Every Attention To Detail. Storage Space, 2-Car Garage, Private Patio.



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**Address:** 403 Eucalyptus Drive El Segundo 90245  
**MLS #:** S949720      **LDate:** 06/25/2007  
**Beds:** 4      **SDate:** 08/29/2007  
**Baths:** F:1 3Q:0 H:1      **Area:** 141  
**SqFt:** 1,553      **\$/SF:** \$533.81  
**LotSF:** 3,500      **YBlt:** 1961  
**SchDist:** ElSegundo      **Pool:** No  
**View:** PKView  
**Grg/Prk:** DetGar,1CarGar  
**CurLPr:** \$829,000  
**OrigLPr:** \$829,000  
**SalePr:** \$829,000  
**DOM:** 20  
**CDOM:** 29  
**Stories:** TwoLvl

**Property Description:** Best Location! Across From Rec Park And Walking Distance To Downtown Shopping. Spacious Living Room With Stone Fireplace And Hardwood Floors. Bright White Kitchen And Dining Area. Large Master Bedroom With Vaulted Exposed Beam Natural Wood Ceiling. Enclosed Yard.



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**Address:** 530 Whiting El Segundo 90245  
**MLS #:** S949238      **LDate:** 06/19/2007  
**Beds:** 3      **SDate:** 08/29/2007  
**Baths:** F:3 3Q:0 H:0      **Area:** 141  
**SqFt:** 1,934      **\$/SF:** \$514.48  
**LotSF:** 7,150      **YBlt:** 1960  
**SchDist:** ElSegundo      **Pool:** No  
**View:** CityView  
**Grg/Prk:** AttGar,2CarGar  
**CurLPr:** \$995,000  
**OrigLPr:** \$995,000  
**SalePr:** \$995,000  
**DOM:** 8  
**CDOM:** 34  
**Stories:** TwoLvl

**Property Description:** 10+ Location In Southwest Corner Of Town! Best Street! Great Opportunity To Live Onbest Street! 3 Bedrooms, Family Rm., Office, Den + Dining! Sunny Kitchen Opens To Dining, Family Area + Large Deck W/ Views! Master Suite, Walk In Closets, Views! Perfect Floor Plan For Room Mates, Teen Agers, In-Laws, Etc. Walk To All Schools, Park, Shopping, Farmer'S Mkt. + 400 Sq/ Ft. Work Shop/Gym Or Bonus Area

## Sold Properties



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**Address:** 1322 E Pine El Segundo 90245  
**MLS #:** S949668      **LDate:** 06/26/2007  
**Beds:** 3      **SDate:** 08/03/2007  
**Baths:** F:2 3Q:0 H:1      **Area:** 141  
**SqFt:** 1,952      **\$/SF:** \$639.86  
**LotSF:** 9,310      **YBlt:** 1928  
**SchDist:** ElSegundo      **Pool:** No  
**View:**  
**Grg/Prk:** DetGar,3Space,2CarGar

**CurLPr:** \$1,249,000  
**OrigLPr:** \$1,249,000  
**SalePr:** \$1,249,000  
**DOM:** 4  
**CDOM:** 27  
**Stories:** OneLvl

**Property Description:** Rare Opportunity For Huge 9300++Sq. Ft. Lot In Great Location. Charming Craftsman Features 3 Large Bedrooms, Spacious Living Area, Formal Dining, Big Kitchen, Breakfast/Informal Dining, Separate Laundry Rm. + Guest Quarters Above Garage W/ 1 Bath. Hardwood Floors, Fireplace, Coved Ceilings, Archways...Charm...Charm...Charm!



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**Address:** 531 Penn El Segundo 90245  
**MLS #:** S947953      **LDate:** 05/29/2007  
**Beds:** 5      **SDate:** 08/31/2007  
**Baths:** F:4 3Q:0 H:0      **Area:** 141  
**SqFt:** 3,312      **\$/SF:** \$377.42  
**LotSF:** 6,000      **YBlt:** 1925  
**SchDist:**      **Pool:** No  
**View:** OcnView  
**Grg/Prk:** AttGar,1Space,2CarGar

**CurLPr:** \$1,289,000  
**OrigLPr:** \$1,289,000  
**SalePr:** \$1,250,000  
**DOM:** 35  
**CDOM:** 35  
**Stories:** TwoLvl

**Property Description:** Exceptional Location. Well Maintained 2 Homes On A Lot. Front Unit Is A 3 Bedroom 1 Full Detached Home. The Back House Is A 3 Huge 3 Bedroom With 3 Full Baths 2 Fireplaces. 2 Very Private Decks, One Of Which Has Ocean And City Views. Giant 12 X 24 Storage Area Not Included In The Square Footage.



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**Address:** 533 Standard St. El Segundo 90245  
**MLS #:** S947740      **LDate:** 05/25/2007  
**Beds:** 4      **SDate:** 08/10/2007  
**Baths:** F:1 3Q:2 H:2      **Area:** 141  
**SqFt:** 2,800      **\$/SF:** \$455.36  
**LotSF:** 3,500      **YBlt:** 2007  
**SchDist:**      **Pool:** No  
**View:**  
**Grg/Prk:** DrOpn,3CarGar

**CurLPr:** \$1,299,900  
**OrigLPr:** \$1,299,900  
**SalePr:** \$1,275,000  
**DOM:** 15  
**CDOM:** 15  
**Stories:** TwoLvl

**Property Description:** Super Family Home In A 10 Location! Walk To Farmers Market And Rec. Park. Tuscan Style Home Offers Extensive Use Of Dark Wood And Natural Stone. Huge Kitchen With 2 Dishwashers And Viking Appliances. 3 Car Garage.

## Sold Properties



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**Address:** 1224 E Acacia Ave. El Segundo 90245  
**MLS #:** S941014      **LDate:** 02/05/2007  
**Beds:** 4      **SDate:** 08/09/2007  
**Baths:** F:3 3Q:1 H:1      **Area:** 141  
**SqFt:** 3,200      **\$/SF:** \$459.38  
**LotSF:** 5,750      **YBl:** 2006  
**SchDist:** ElSegundo      **Pool:** No  
**View:**  
**Grg/Prk:** AttGar,DrOpn,3CarGar

**CurLPr:** \$1,550,000  
**OrigLPr:** \$1,550,000  
**SalePr:** \$1,470,000  
**DOM:**  
**CDOM:**  
**Stories:** TwoLvl

**Property Description:** Back On The Market, Fell Out Of Escrow. Brand New 4 Bedroom 5 Bath Custom Cape Cod Home At The End Of The Cul-De-Sac On "Candy Cane Lane". House Boasts A 40 Foot Vaulted 2-Story Living Room, Separate Formal Dining Room, Sunken Great Room W/Breakfast Nook, State Of The Art Stainless Steel Appliances In The Kitchen With A Sub Zero Refrigerator And An Island With "Country" Style Sink, Laundry Room And Huge Attic Storage Area. Wide Plank Hardwood Floors And Custom Mouldings Throughout. All Upstairs Bedrooms Have Vaulted Ceilings, Each W/Their Own Private Bathrooms. Master Suite Has A Balcony, Large Walk-In Closet, Fireplace And Custom Bathroom With Raindrop Shower. Oversized 3-Car Garage With 9 Foot Ceiling.



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**Address:** 830 Penn Street El Segundo 90245  
**MLS #:** S950275      **LDate:** 07/05/2007  
**Beds:** 5      **SDate:** 08/20/2007  
**Baths:** F:2 3Q:2 H:1      **Area:** 141  
**SqFt:** 3,450      **\$/SF:** \$439.13  
**LotSF:** 5,415      **YBl:** 2004  
**SchDist:** ElSegundo      **Pool:** No  
**View:** CityView  
**Grg/Prk:** 3CarGar

**CurLPr:** \$1,559,000  
**OrigLPr:** \$1,559,000  
**SalePr:** \$1,515,000  
**DOM:** 27  
**CDOM:** 105  
**Stories:** TwoLvl

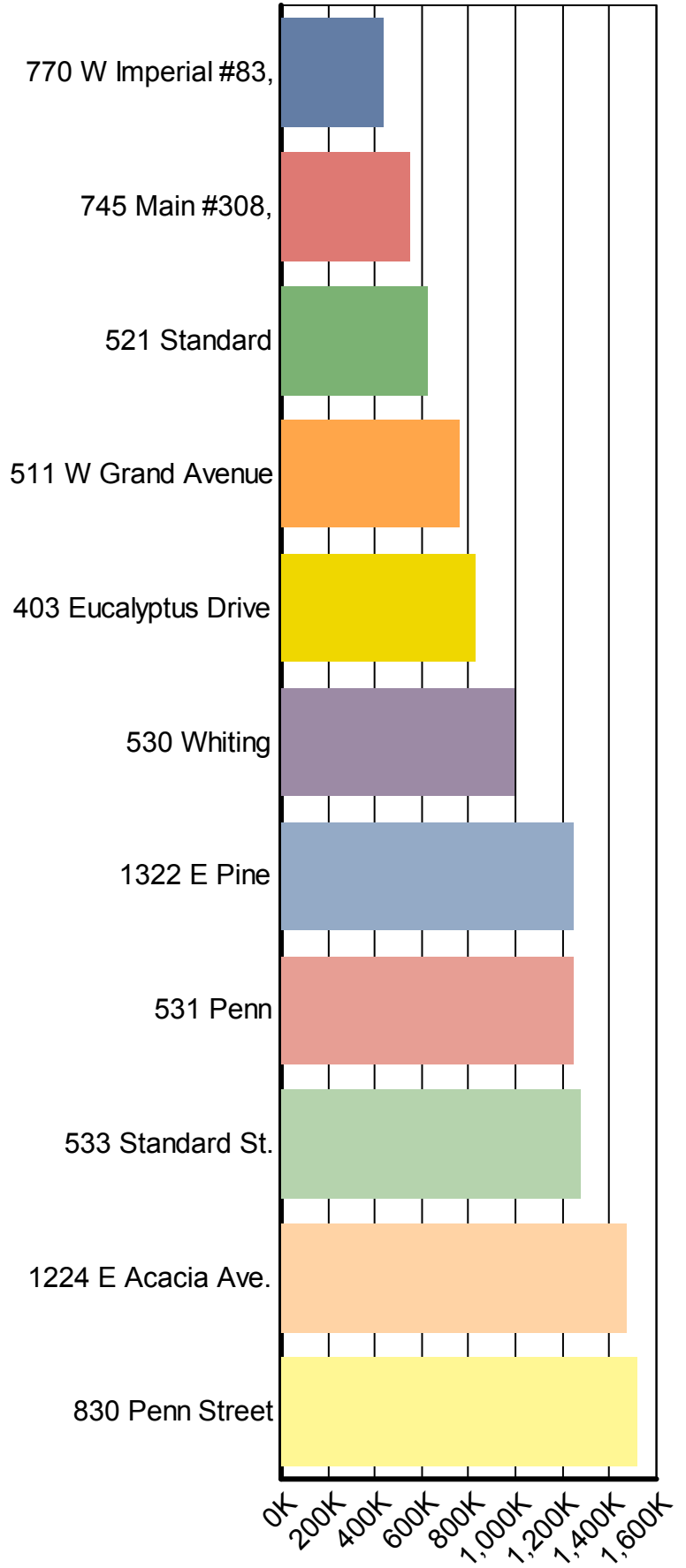
**Property Description:** Picture Perfect! First Class All The Way! . . . Is How You Will Describe Your New Home In Charming El Segundo. Double Entry Doors Lead Into 2 Story Grand Foyer & Spacious Rooms With A Wonderful Flow For Entertaining Family & Friends. Loaded With High Quality Everywhere; Stone, Granite And Marble, 9-Foot Ceilings, Recessed Lighting & Crown Moulding Throughout. Gourmet Kitchen W/ State Of The Art Appliances, Built-In Desk & Breakfast Bar, Opening To Patio And Large Private Yard W/ Outdoor Fireplace. Two Additional Fireplaces In Living Room And Master Bedroom. Ornate Pillars Invite You Into Coffered-Ceiling Dining Room. Main Floor Office/Bedroom & Adjacent 3/4 Lush Bath Complete The Main Floor. Wide Circular Staircase Leads To 4 More Oversized Upstairs Bedrooms.



# CMA Pro Report

## Sold Properties

Total # of Listings	<b>11</b>
Lowest Price	<b>\$435,000</b>
Highest Price	<b>\$1,515,000</b>
Average Price	<b>\$995,500</b>
Avg. Price/SqFt	<b>\$512.82</b>
Avg CDOM	<b>60</b>

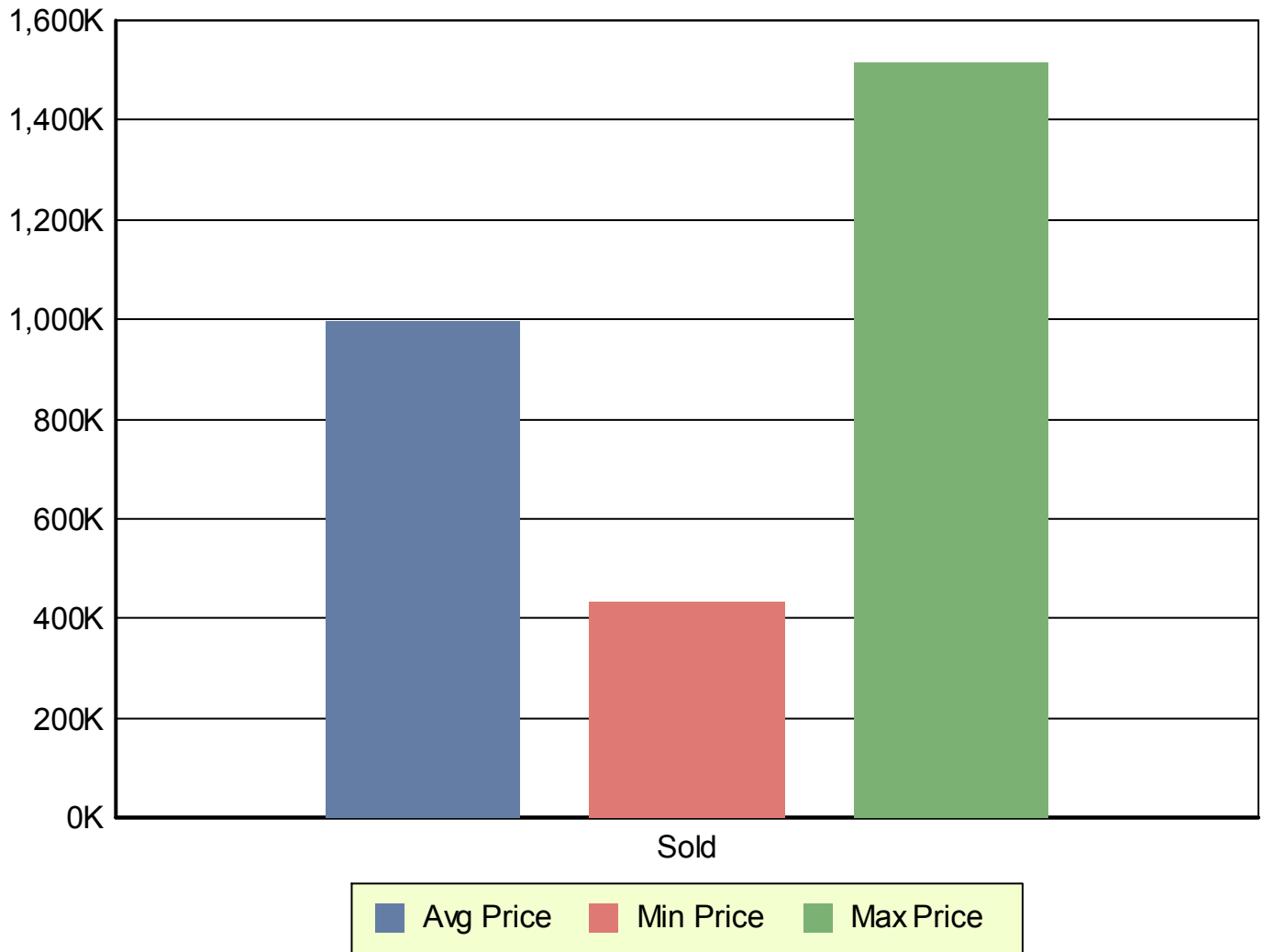


Date: 9/3/2007

# CMA Pro Report

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## Summary Graph/Analysis



### Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
<b>Sold</b>	\$435,000	\$1,515,000	\$995,500	\$512.82
	<b>\$435,000</b>	<b>\$1,515,000</b>	<b>\$995,500</b>	<b>\$512.82</b>

## CMA Pro Report

**Sold Property Analysis**

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
770 W Imperial #83, El Segundo	\$429,000	\$435,000	104	%1.40	\$432.84
745 Main #308, El Segundo	\$549,995	\$547,500	153	-%0.45	\$466.75
521 Standard El Segundo	\$659,000	\$625,000	14	-%5.16	\$822.37
511 W Grand Avenue El Segundo	\$799,900	\$760,000	84	-%4.99	\$499.67
403 Eucalyptus Drive El Segundo	\$829,000	\$829,000	29	%0.00	\$533.81
530 Whiting El Segundo	\$995,000	\$995,000	34	%0.00	\$514.48
1322 E Pine El Segundo	\$1,249,000	\$1,249,000	27	%0.00	\$639.86
531 Penn El Segundo	\$1,289,000	\$1,250,000	35	-%3.03	\$377.42
533 Standard St. El Segundo	\$1,299,900	\$1,275,000	15	-%1.92	\$455.36
1224 E Acacia Ave. El Segundo	\$1,550,000	\$1,470,000		-%5.16	\$459.38
830 Penn Street El Segundo	\$1,559,000	\$1,515,000	105	-%2.82	\$439.13
	<b>\$1,018,981</b>	<b>\$995,500</b>	<b>60</b>	<b>-%-2.01</b>	<b>\$512.82</b>



## CMA Pro Report

## Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	770 Imperial W 83	2	2.00	1,005	1966	\$429,000	\$435,000	08/31/2007	104
S	745 Main 308	2	2.00	1,173	1977	\$549,995	\$547,500	08/28/2007	153
S	521 Standard	1	1.00	760	1952	\$659,000	\$625,000	08/30/2007	14
S	511 Grand Avenue W	4	3.50	1,521	2007	\$799,900	\$760,000	08/17/2007	84
S	403 Eucalyptus Drive	4	1.50	1,553	1961	\$829,000	\$829,000	08/29/2007	29
S	530 Whiting	3	3.00	1,934	1960	\$995,000	\$995,000	08/29/2007	34
S	1322 Pine E	3	2.50	1,952	1928	\$1,249,000	\$1,249,000	08/03/2007	27
S	531 Penn	5	4.00	3,312	1925	\$1,289,000	\$1,250,000	08/31/2007	35
S	533 Standard St.	4	3.50	2,800	2007	\$1,299,900	\$1,275,000	08/10/2007	15
S	1224 Acacia Ave. E	4	4.50	3,200	2006	\$1,550,000	\$1,470,000	08/09/2007	
S	830 Penn Street	5	4.50	3,450	2004	\$1,559,000	\$1,515,000	08/20/2007	105