

Sold Properties



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Address: 505 W Grand Avenue El Segundo 90245
MLS #: S945829 **LDate:** 04/25/2007
Beds: 4 **SDate:** 07/13/2007
Baths: F:1 3Q:3 H:0 **Area:** 41
SqFt: 1,722 **\$/SF:** \$498.84
LotSF: 6,861 **YBlt:** 2007
SchDist: **Pool:** No
View:
Grg/Prk: DrOpn,2CarGar

CurLPr: \$879,900
OrigLPr: \$899,900
SalePr: \$859,000
DOM: 38
CDOM: 76
Stories: TwoLvl

Property Description: Newly Constructed Elegant Tuscan Villa. Beautiful! Every Attention To Detail! Huge Private Patio, Open And Bright Floor Plan. Gourmet Kitchen, Granite Counters, All Stainless Viking Appliances, Fireplace + More! 2-Car Attached Garage, Walk To Park, Schools + Farmers Market. Private Master Suite, Vaulted Ceilings 8 Ft. Doors, Hardwood Floors, Separate Laundry Room. Wrought Iron Detailing, Truly A Dream Come True!



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Address: 854 Hillcrest El Segundo 90245
MLS #: S947167 **LDate:** 05/16/2007
Beds: 3 **SDate:** 07/13/2007
Baths: F:3 3Q:0 H:0 **Area:** 41
SqFt: 2,141 **\$/SF:** \$490.43
LotSF: 6,030 **YBlt:** 1952
SchDist: ElSegundo **Pool:** Yes
View:
Grg/Prk: AttGar

CurLPr: \$1,050,000
OrigLPr: \$1,050,000
SalePr: \$1,050,000
DOM: 1
CDOM: 45
Stories: TwoLvl

Property Description:

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Address: 535 Standard St. El Segundo 90245
MLS #: S947741 **LDate:** 05/25/2007
Beds: 4 **SDate:** 07/31/2007
Baths: F:1 3Q:2 H:2 **Area:** 41
SqFt: 2,800 **\$/SF:** \$458.93
LotSF: 3,500 **YBlt:** 2007
SchDist: **Pool:** No
View:
Grg/Prk: DrOpn,3CarGar

CurLPr: \$1,299,900
OrigLPr: \$1,299,900
SalePr: \$1,285,000
DOM: 39
CDOM: 39
Stories: TopLvl

Property Description: Brand New Capecod Home Built By Cam Construction. Great El Segundo Location! Stain Wood Siding With Tons Of Detail. Extensive Use Of Wood And Stone. Large Kitchen With 2 Dishwashers And Viking Appliances. Pre-Wired For Surround Sound And Flat Screen Tv. 3 Car Garage



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Address: 513 W Sycamore El Segundo 90245
MLS #: S947175 **LDate:** 05/16/2007
Beds: 5 **SDate:** 07/03/2007
Baths: F:1 3Q:3 H:0 **Area:** 41
SqFt: 4,274 **\$/SF:** \$391.90
LotSF: 6,885 **YBlt:** 2005
SchDist: **Pool:** No
View:
Grg/Prk: AttGar,3CarGar

CurLPr: \$1,699,000
OrigLPr: \$1,699,000
SalePr: \$1,675,000
DOM: 4
CDOM: 38
Stories: TwoLvl

Property Description: Amazing New Home Boasts 5 Bedrooms, 4 Baths, Over 4200 Sq Ft Of Living Space. Large Entertainers Kitchen That Opens To Family Room With Fireplace. Master Bedroom Has Walk In Closet, Separate Sitting Area And Fireplace. Large Backyard With Patio And Large Grass Area. Hardwood Floors And Stainless Steel Appliances.

CMA Pro Report

Sold Properties

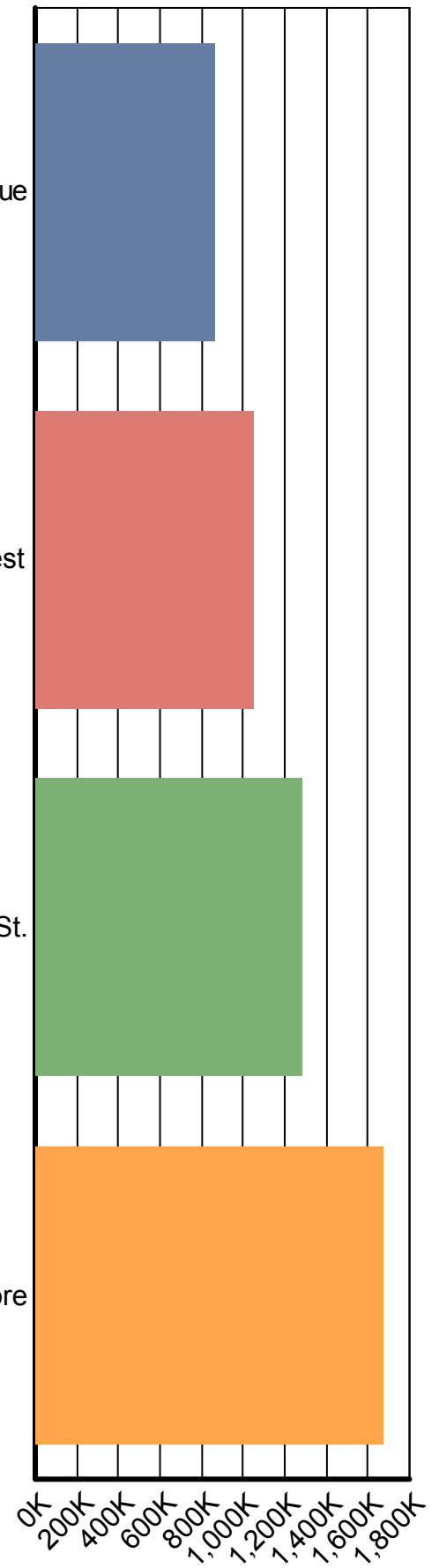
Total # of Listings	4
Lowest Price	\$859,000
Highest Price	\$1,675,000
Average Price	\$1,217,250
Avg. Price/SqFt	\$460.02
Avg CDOM	50

505 W Grand Avenue

854 Hillcrest

535 Standard St.

513 W Sycamore

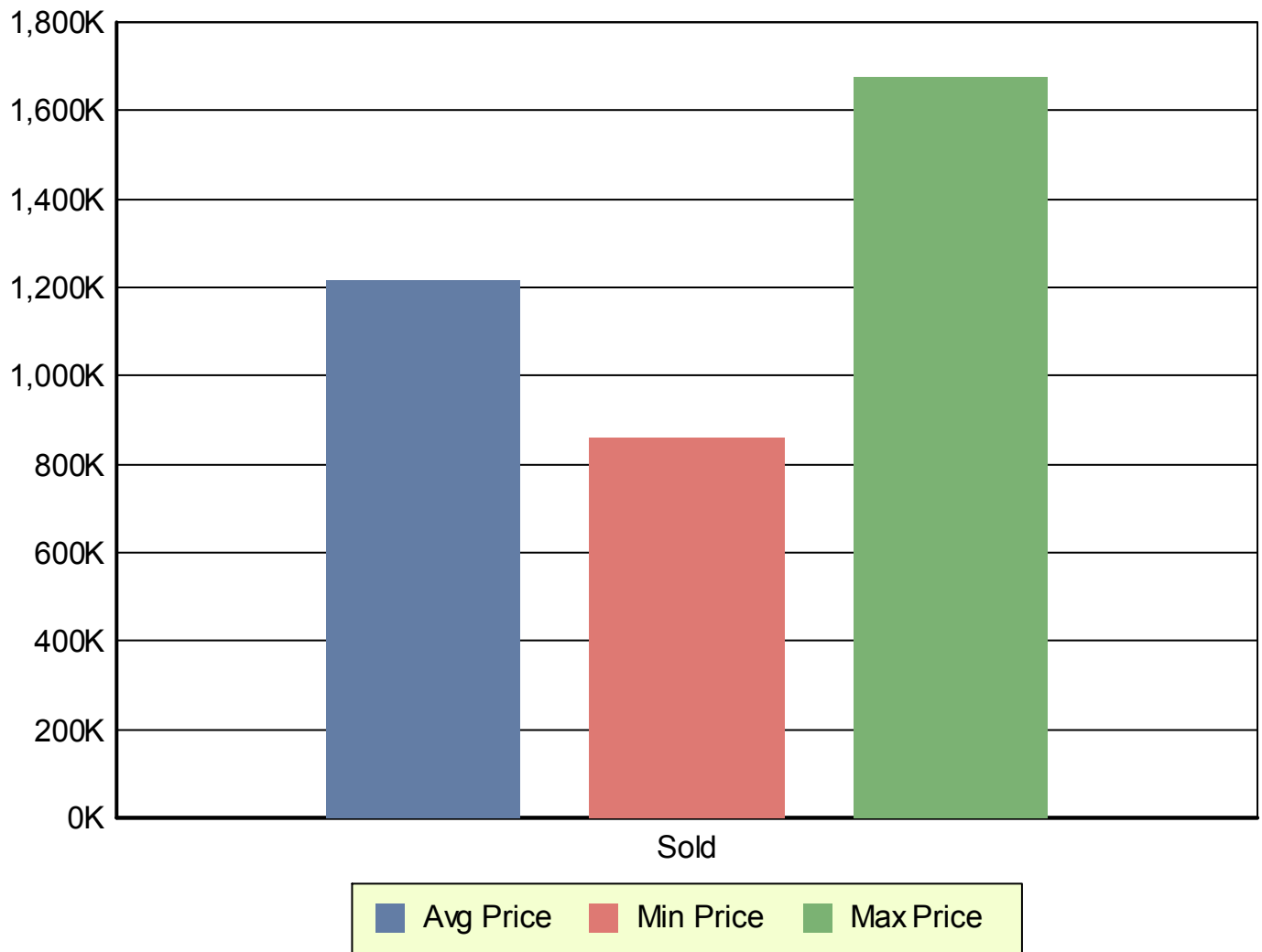


Date: 8/14/2007

CMA Pro Report

CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$859,000	\$1,675,000	\$1,217,250	\$460.02
	\$859,000	\$1,675,000	\$1,217,250	\$460.02

CMA Pro Report

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
505 W Grand Avenue El Segundo	\$879,900	\$859,000	76	-%2.38	\$498.84
854 Hillcrest El Segundo	\$1,050,000	\$1,050,000	45	%0.00	\$490.43
535 Standard St. El Segundo	\$1,299,900	\$1,285,000	39	-%1.15	\$458.93
513 W Sycamore El Segundo	\$1,699,000	\$1,675,000	38	-%1.41	\$391.90
	\$1,232,200	\$1,217,250	50	-%-1.23	\$460.02

CMA Pro Report

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	505 Grand Avenue W	4	4.00	1,722	2007	\$879,900	\$859,000	07/13/2007	76
S	854 Hillcrest	3	3.00	2,141	1952	\$1,050,000	\$1,050,000	07/13/2007	45
S	535 Standard St.	4	3.50	2,800	2007	\$1,299,900	\$1,285,000	07/31/2007	39
S	513 Sycamore W	5	4.00	4,274	2005	\$1,699,000	\$1,675,000	07/03/2007	38