

Sold Properties



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Address: 950 Main #301, El Segundo 90245
MLS #: S947456 **LDate:** 05/21/2007
Beds: 2 **SDate:** 06/27/2007
Baths: F:2 3Q:0 H:0 **Area:** 41
SqFt: 1,175 **\$/SF:** \$445.96
LotSF: 1,171 **YBlt:** 1982
SchDist: ElSegundo **Pool:** No
View:
Grg/Prk: AttGar

CurLPr: \$534,000
OrigLPr: \$534,000
SalePr: \$524,000
DOM: 6
CDOM: 29
Stories: OneLvl

Property Description: Top Floor, End Unit In The South West Corner Of The Complex. This Unit Has Been Totally Remodeled W/ Hardwood Floors, Granite Kitchen Counters, Marble Floors In Kitchen And Both Baths W/ Granite And Marble. Fireplace, Wet Bar, And Master Suite With Walk In Closet. Only One Shared Wall.



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Address: 215 W Palm #204, El Segundo 90245
MLS #: S945119 **LDate:** 04/13/2007
Beds: 2 **SDate:** 06/21/2007
Baths: F:2 3Q:0 H:0 **Area:** 41
SqFt: 1,136 **\$/SF:** \$491.20
LotSF: 1 **YBlt:** 1981
SchDist: ElSegundo **Pool:** Yes
View: PKView
Grg/Prk: DetGar,DrOpn,Subterranean,2Space

CurLPr: \$559,900
OrigLPr: \$559,900
SalePr: \$558,000
DOM: 13
CDOM: 13
Stories: OneLvl

Property Description: Sunny Southern Exposure Upgraded Condo...Light Ceramic Tile Kitchen Counters And Splash...Entranceway, Dinette, Kitchen Floors And Bathroom Floors, Remodeled Bathrooms, Enhanced Fireplace And Mantle, Plantation Shutters, Forced Air Heating, Washer, Dryer, Refer, B/In Kitchen Appliances, Sunny View Patio Entrance From Livingroom And Master Suite, 2 Car Subterranean Parking With Storage Closet, Pool, Spa, 2 Sundecks, Close To Library, Parks, Schools, Churches, Shopping, Eateries And Beach Bike Path.....A Must See To Appreciate Unit!!!!



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Address: 400 Richmond #2, El Segundo 90245
MLS #: S944165 **LDate:** 03/27/2007
Beds: 3 **SDate:** 06/07/2007
Baths: F:2 3Q:0 H:1 **Area:** 41
SqFt: 1,395 **\$/SF:** \$505.38
LotSF: 1 **YBlt:** 1990
SchDist: ElSegundo **Pool:** No
View:
Grg/Prk: AttGar,2CarGar

CurLPr: \$715,000
OrigLPr: \$715,000
SalePr: \$705,000
DOM: 52
CDOM: 60
Stories: 3+Lvl

Property Description: Ideally Located In The Heart Of E Segundo. Close To Schools, Shopping, Rec. Park, Restaurants And Easy Drive To The Beach. Charming Townhouse 3 Bedrooms, 2 1/2 Baths In Move-In Condition. Lovely Berber Carpet. All New Kitchen Appliances In 2005. Spacious Living Room With Beautiful Stone Fireplace And Entertainment Area. Kitchen Has White Cabinets, Breakfast Bar And Garden Window. Master Suite Has Vaulted Ceiling And Walk In Closet. Two Balconies And Double Attached Garage.

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Address: 516 Lomita St El Segundo 90245
MLS #: S945181 **LDate:** 04/13/2007
Beds: 3 **SDate:** 06/01/2007
Baths: F:1 3Q:1 H:0 **Area:** 41
SqFt: 1,274 **\$/SF:** \$627.94
LotSF: 9,343 **YBl:** 1962
SchDist: ElSegundo **Pool:** No
View:
Grg/Prk: 2CarGar

CurLPr: \$800,000
OrigLPr: \$800,000
SalePr: \$800,000
DOM: 1
CDOM: 3
Stories: OneLvl

Property Description: Quiet Cul-De-Sac Home On An Estate Sized Street To Alley Lot. Lots Of Potential!



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Address: 1425 Mariposa El Segundo 90245
MLS #: S944847 **LDate:** 04/09/2007
Beds: 3 **SDate:** 06/15/2007
Baths: F:2 3Q:0 H:0 **Area:** 41
SqFt: 1,310 **\$/SF:** \$672.90
LotSF: 5,043 **YBl:** 1953
SchDist: ElSegundo **Pool:** No
View:
Grg/Prk: DetGar

CurLPr: \$899,990
OrigLPr: \$949,000
SalePr: \$881,500
DOM: 47
CDOM: 63
Stories: OneLvl

Property Description: * 3 Large Bedrooms

- * 2 Full Baths With Custom Stonework
- * Gourmet Kitchen With Top Of The Line Stainless Steel Appliances
- * Maple Cabinets, Granite Counters With Stone Back Splash.
- * Refinished Hardwood Floors
- * Quality Carpet In The Bedrooms
- * Upgraded Electrical, Plumbing And Forced Air Heating
- * New Landscaping With Auto Sprinklers
- * Stone Faced Exterior With Trellised Windows
- * Fresh Interior And Exterior Paint
- * Extensive Use Of Slate Inside And Outside Gives New World Charm To This Home.
- * Too Many Upgrades To Mention
- * Square Footage Includes Recent Permitted Addition. Buyer To Verify All Information.



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Address: 303 Kansas Street #A, El Segundo 90245
MLS #: S945294 **LDate:** 04/16/2007
Beds: 4 **SDate:** 06/28/2007
Baths: F:3 3Q:0 H:1 **Area:** 41
SqFt: 2,158 **\$/SF:** \$414.74
LotSF: 0 **YBl:** 2006
SchDist: ElSegundo **Pool:** No
View:
Grg/Prk: AttGar

CurLPr: \$899,900
OrigLPr: \$929,000
SalePr: \$895,000
DOM: 37
CDOM: 37
Stories: TwoLvl

Property Description: End Unit 4 Bed. 3.5 Bath Completely Upgraded Townhouse. Open Floor Plan, 10 Foot Ceilings, Fireplace, Wrap Around Balcony, Custom Installed 50" Plasma Tv With Surround Sound In Living Room, Central Air And Heating, Custom Paint With Custom Mural In Den And Upstairs Bedroom, Central Vacuum And Alarm System, Spa Tub, Large Walk In Shower, Granite Stone, Cherry Hardwood Floors, Plantation Shutters, Skylight And Much More!

Sold Properties



Address: 719 Lomita El Segundo 90245
MLS #: S946353 **LDate:** 05/03/2007
Beds: 4 **SDate:** 06/18/2007
Baths: F:0 3Q:3 H:0 **Area:** 41
SqFt: 1,812 **\$/SF:** \$529.80
LotSF: 6,534 **YBl:** 1944
SchDist: ElSegundo **Pool:** No
View:
Grg/Prk: AttGar

CurLPr: \$959,900
OrigLPr: \$959,900
SalePr: \$960,000
DOM: 16
CDOM: 16
Stories: TwoLvl

Property Description: A++ Location! Large Back Yard. 4 Large Bedrooms With Large Closets, 3 Bathrooms - Unlimited Potential. Beautiful Refinished Hardwood Floors. Lots Of Kitchen Counter Space. Terrific Floor Plan. Large Second Story Bedroom W/ Double Closets, Living Room And Bathroom! Must See. Open Sunday 5/6 2-4Pm



Address: 300 W Maple Avenue El Segundo 90245
MLS #: S945661 **LDate:** 04/23/2007
Beds: 3 **SDate:** 06/14/2007
Baths: F:2 3Q:0 H:1 **Area:** 41
SqFt: 2,002 **\$/SF:** \$598.90
LotSF: 6,750 **YBl:** 1998
SchDist: ElSegundo **Pool:** No
View:
Grg/Prk: DrOpn,3+CarGar

CurLPr: \$1,199,000
OrigLPr: \$1,199,000
SalePr: \$1,199,000
DOM: 2
CDOM: 17
Stories: TwoLvl

Property Description: Shows Like Something Out Of Pottery Barn. 7 Year Old Custom Built Two Story Home Offers Dual Heating And A/C. Sound Rated Windows And Insulated Inner Walls.. Detached 3 Car Garage With 625 Sq Ft Of Accessed Overhead Storage Space That Has Conversion Ability For A "Granny Flat". Rv Parking Area Is Equipped With A 30 Amp Outlet. French Doors Open To A Beautiful Trex Deck . Spa Tub And Landscaped Back Yard. All Rooms Are Wired For Cable And Satellite And Both Living Room And Master Bedroom Are Wired For Home Theatre System. Flooring Includes Slate, Italian Tile, Hardwood, Distressed Cherry Wood And Carpet.



Address: 527 W Maple El Segundo 90245
MLS #: S944860 **LDate:** 04/09/2007
Beds: 4 **SDate:** 06/20/2007
Baths: F:2 3Q:0 H:1 **Area:** 41
SqFt: 2,497 **\$/SF:** \$484.58
LotSF: 6,703 **YBl:** 1986
SchDist: **Pool:** No
View:
Grg/Prk: DetGar

CurLPr: \$1,199,000
OrigLPr: \$1,199,000
SalePr: \$1,210,000
DOM: 10
CDOM: 31
Stories: TwoLvl

Property Description: Fantastic Remodeled Home With A Perfect Family Floorplan. Situated On A Huge Lot Featuring An Extra-Large Back Yard + Detached 3 Car Garage And Workshop. Open Living Space Downstairs With New Bamboo Hardwood Floors, A Large Family Room Connecting To The Light And Bright Kitchen And A Big Dining And Formal Living Room. Three Bedrooms + Two Baths Are Upstairs Featuring A Wonderful Master Suite. Laundry Room Is Also Conveniently Located Upstairs. All New Carpet And Paint. Great Location With Nice Curb Appeal.

Sold Properties



Address: 1501 E Sycamore Ave El Segundo 90245-3308
MLS #: S946638 **LDate:** 05/08/2007
Beds: 3 **SDate:** 06/20/2007
Baths: F:1 3Q:2 H:0 **Area:** 41
SqFt: 1,898 **\$/SF:** \$658.59
LotSF: 10,324 **YBlt:** 1956
SchDist: ElSegundo **Pool:** No
View:
Grg/Prk: AttGar

CurLPr: \$1,250,000
OrigLPr: \$1,250,000
SalePr: \$1,250,000
DOM: 1
CDOM: 22
Stories: SpltLvl

Property Description:



Address: 1203 E Walnut El Segundo 90245
MLS #: S946528 **LDate:** 05/07/2007
Beds: 4 **SDate:** 06/29/2007
Baths: F:4 3Q:0 H:1 **Area:** 41
SqFt: 4,010 **\$/SF:** \$411.47
LotSF: 6,247 **YBlt:** 2004
SchDist: ElSegundo **Pool:** No
View:
Grg/Prk: AttGar,3Space

CurLPr: \$1,699,000
OrigLPr: \$1,699,000
SalePr: \$1,650,000
DOM: 38
CDOM: 42
Stories: TwoLvl

Property Description: A Spectacular Home Located In One Of El Segundo'S Quiet Residential Neighborhoods. The Double Entry Doors Leads Into Sheer Comfort. The Downstairs Open Floor Plan Was Designed To Offer The Maximum In Spaciousness To Accommodate Family Gatherings And Entertaining. The Family And Living Room Both Share A Beautiful Floor To Ceiling Brick Fireplace And Direct Access Through French Doors To The Backyard. The State Of The Art Kitchen Has A Breakfast Bar, Quality Stainless Steel Appliances, And Custom Maple Cabinetry. New Additions Include Wiring For A Plasma Screen And Surround System Over The Fireplace, Air Conditioning And Electronic Air Filtration Throughout The House, Reverse Osmosis System For The Kitchen And Refrigerator, A Front Door Security Monitor, And Special Uv Coating On The South



Address: 708 Lomita St. El Segundo 90245
MLS #: S946127 **LDate:** 04/30/2007
Beds: 5 **SDate:** 06/07/2007
Baths: F:4 3Q:0 H:0 **Area:** 41
SqFt: 3,684 **\$/SF:** \$450.60
LotSF: 6,480 **YBlt:** 2004
SchDist: **Pool:** No
View: WdsView
Grg/Prk: AttGar,DrOpn,3+CarGar,2Space

CurLPr: \$1,679,000
OrigLPr: \$1,679,000
SalePr: \$1,660,000
DOM: 33
CDOM: 36
Stories: TwoLvl

Property Description: Drop Dead Gorgeous, Mediterranean Villa In The Best El Segundo Location & Loaded W/ Curb Appeal On A Beautiful Tree Lined Street. Rich, High End Finishes W/ An Additional \$47,000 In Recent Upgrades. Expansive, Open Layout Featuring A Kitchen/ Family Rm/ Great Rm Design Which Opens To A Private, Lush, Tropical Backyard W/ A Beautiful Covered Redwood Deck, Grassy Yard, Built-In Spa & Fountain. Gourmet "Cook'S Kitchen" W/ Granite Counter Tops, Center Island, Custom Cabinetry, & Top Of The Line Stainless Steel Appliances. Hugh Master Bedroom Suite W/ Soaring Wood Beamed Ceilings, His & Her Closets, Dual Vanity W/ Make Up Desk, Oversized Shower W/ Dual Heads, Spa Tub All In Beautiful Travertine. Additional Features Include: Cherry Stained Hardwood Floors, Crown Molding, 3 Fireplaces....

CMA Pro Report

Sold Properties



Address:	515 Loma Vista El Segundo 90245	CurLPr:	\$2,190,000
MLS #:	S946100	LDate:	04/30/2007
Beds:	5	SDate:	06/08/2007
Baths:	F:3 3Q:1 H:1	Area:	41
SqFt:	3,800	\$/SF:	\$506.58
LotSF:	6,399	YBl:	2007
SchDist:		Pool:	No
View:	CityView,MntView,OcnView		
Grg/Prk:	AttGar,DrOpn,3Space		
		DOM:	39
		CDOM:	39
		Stories:	TwoLvl

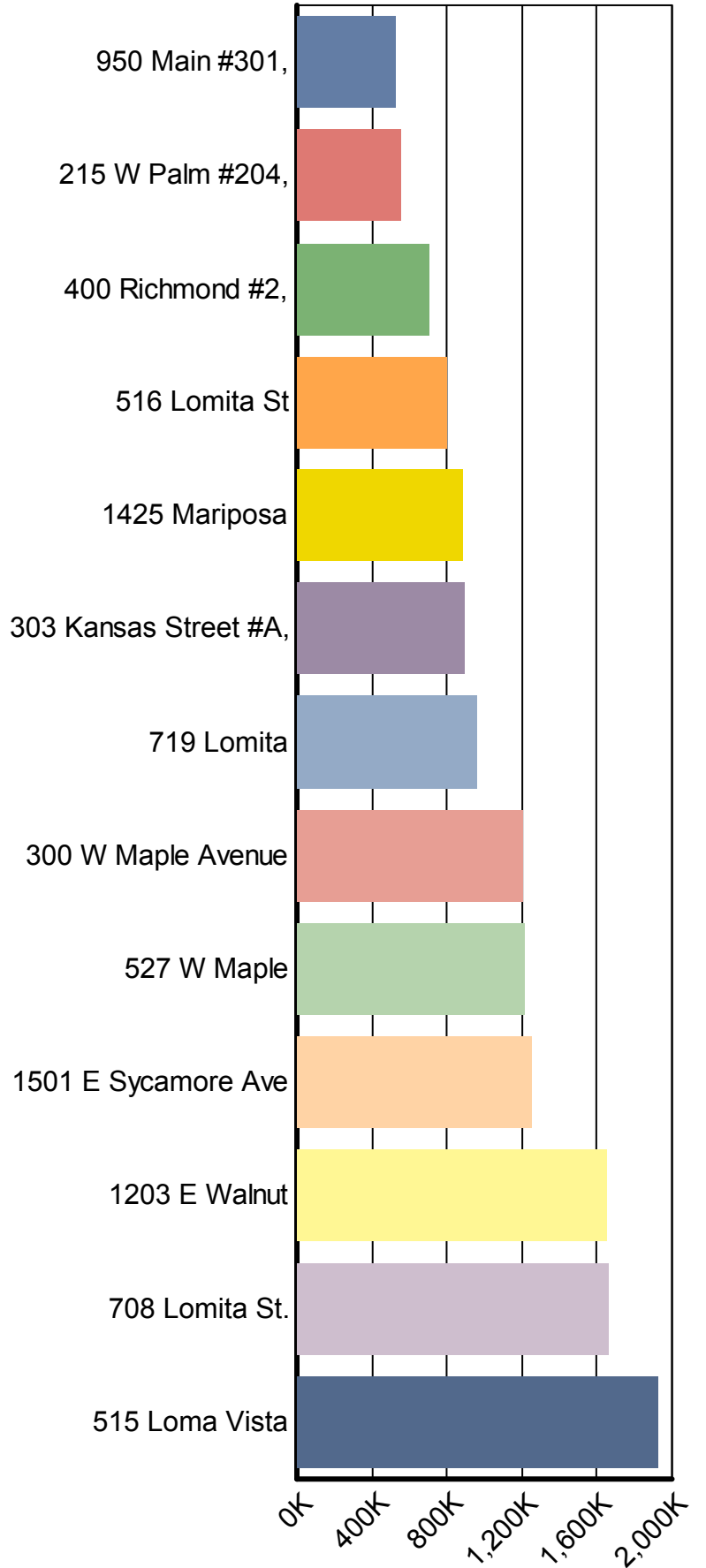
Property Description: A Spectacular New Construction With An Ocean And Mountain View From The Top Deck. The Many Features Embrace The Following:

Coved Ceilings Up To 12', Recessed Lighting And Customs Sconces Throughout. 6" Walnut, Limestone And Riverstone Flooring. Caesar Stone Counter Tops And Dark African Exotic Wood Cabinetry. The Doors And Casement Windows Are Constructed Of A Wood Interior And Fiberglass Exterior, Enabling Minimum Maintenance. Venecian Plaster, Multicolor Glass Mosaic Tile, And Customs Mirrors With Limestone Surround In The Bathrooms. The Magnificent Stairway Has Steel Casing, Walnut Skirting And Steps Designed With Handmade Armenian Tiles. The Downstairs And Upstairs Family Rooms, And The Master Bedroom Are Equipped With Plasma Tvs. The Master Bath Is Stunning. The Walk In

CMA Pro Report

Sold Properties

Total # of Listings	13
Lowest Price	\$524,000
Highest Price	\$1,925,000
Average Price	\$1,093,654
Avg. Price/SqFt	\$522.97
Avg CDOM	31

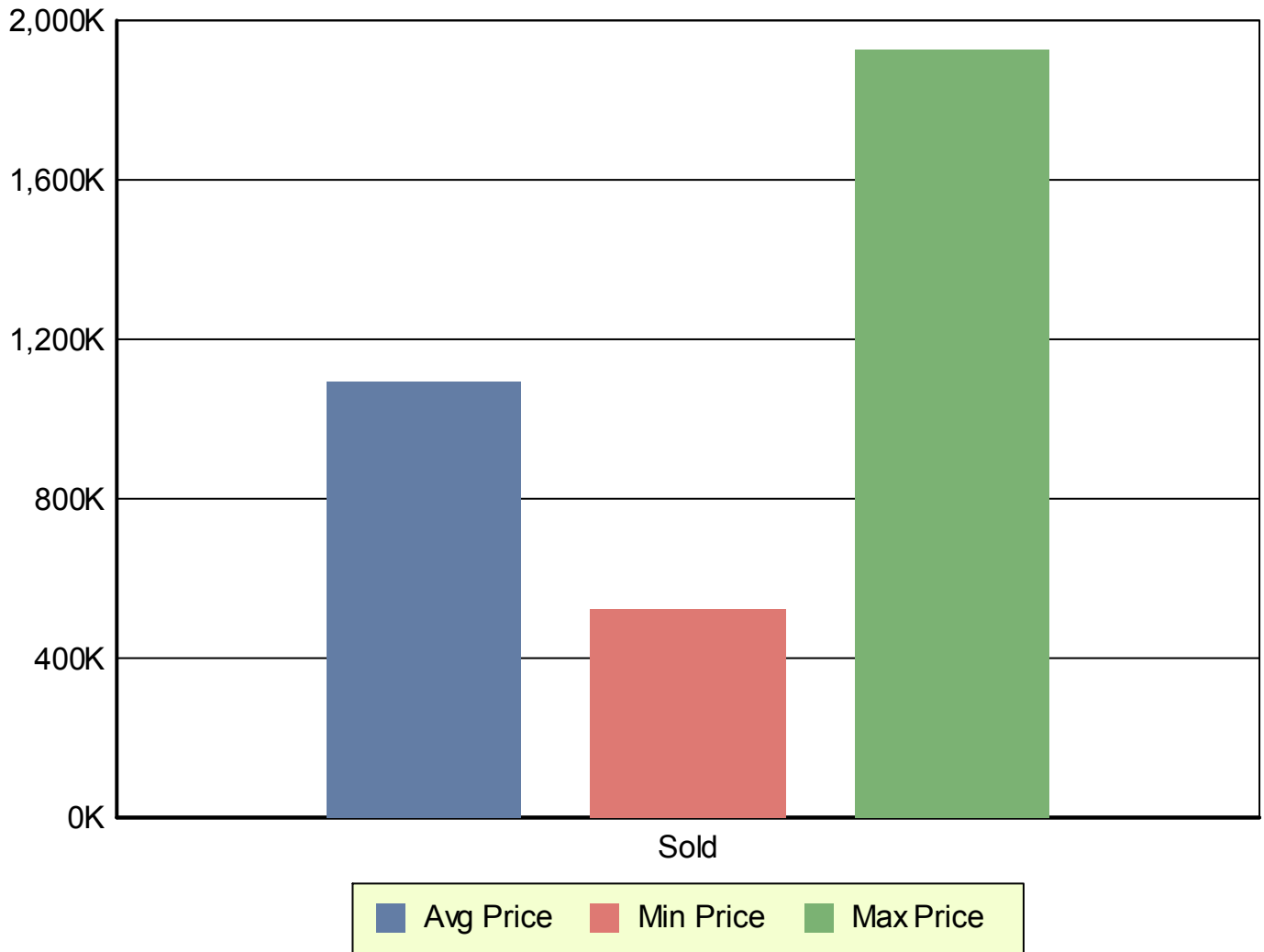


Date: 7/1/2007

CMA Pro Report

CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$524,000	\$1,925,000	\$1,093,654	\$522.97
	\$524,000	\$1,925,000	\$1,093,654	\$522.97

CMA Pro Report

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
950 Main #301, El Segundo	\$534,000	\$524,000	29	-%1.87	\$445.96
215 W Palm #204, El Segundo	\$559,900	\$558,000	13	-%0.34	\$491.20
400 Richmond #2, El Segundo	\$715,000	\$705,000	60	-%1.40	\$505.38
516 Lomita St El Segundo	\$800,000	\$800,000	3	%0.00	\$627.94
1425 Mariposa El Segundo	\$899,990	\$881,500	63	-%2.05	\$672.90
303 Kansas Street #A, El Segundo	\$899,900	\$895,000	37	-%0.54	\$414.74
719 Lomita El Segundo	\$959,900	\$960,000	16	%0.01	\$529.80
300 W Maple Avenue El Segundo	\$1,199,000	\$1,199,000	17	%0.00	\$598.90
527 W Maple El Segundo	\$1,199,000	\$1,210,000	31	%0.92	\$484.58
1501 E Sycamore Ave El Segundo	\$1,250,000	\$1,250,000	22	%0.00	\$658.59
1203 E Walnut El Segundo	\$1,699,000	\$1,650,000	42	-%2.88	\$411.47
708 Lomita St. El Segundo	\$1,679,000	\$1,660,000	36	-%1.13	\$450.60
515 Loma Vista El Segundo	\$2,190,000	\$1,925,000	39	-%12.10	\$506.58
	\$1,121,899	\$1,093,654	31	-%1.65	\$522.97

CMA Pro Report

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	950 Main 301	2	2.00	1,175	1982	\$534,000	\$524,000	06/27/2007	29
S	215 Palm W 204	2	2.00	1,136	1981	\$559,900	\$558,000	06/21/2007	13
S	400 Richmond 2	3	2.50	1,395	1990	\$715,000	\$705,000	06/07/2007	60
S	516 Lomita St	3	2.00	1,274	1962	\$800,000	\$800,000	06/01/2007	3
S	1425 Mariposa	3	2.00	1,310	1953	\$899,990	\$881,500	06/15/2007	63
S	303 Kansas Street A	4	3.50	2,158	2006	\$899,900	\$895,000	06/28/2007	37
S	719 Lomita	4	3.00	1,812	1944	\$959,900	\$960,000	06/18/2007	16
S	300 Maple Avenue W	3	2.50	2,002	1998	\$1,199,000	\$1,199,000	06/14/2007	17
S	527 Maple W	4	2.50	2,497	1986	\$1,199,000	\$1,210,000	06/20/2007	31
S	1501 Sycamore Ave E	3	3.00	1,898	1956	\$1,250,000	\$1,250,000	06/20/2007	22
S	1203 Walnut E	4	4.50	4,010	2004	\$1,699,000	\$1,650,000	06/29/2007	42
S	708 Lomita St.	5	4.00	3,684	2004	\$1,679,000	\$1,660,000	06/07/2007	36
S	515 Loma Vista	5	4.50	3,800	2007	\$2,190,000	\$1,925,000	06/08/2007	39