

# Comparative Market Analysis

## Listing Details

March 16, 2008

This page details the comparable listings contained in this market analysis.



### 5006 Stacy

Status:	<b>Closed Sale</b>	Bedrooms:	<b>5</b>
List Date:	<b>11/12/2007</b>	Bathrooms:	<b>2</b>
Area:	<b>Holly Glen/Del Aire</b>	Sqft:	<b>1591</b>
LP:	<b>\$409,900</b>	SP:	<b>\$410,000</b>
Listed:	<b>11/12/2007</b>	Built:	<b>1944</b>
DOM:	<b>15</b>	Lot Size:	<b>6,292</b>

Lender owned. Spacious 5 bedroom traditional style floorplan with 2 car detached garage. Property has good bones but is in need of cosmetic repairs. Sold in present as-is condition. Priced to sell. Conveniently located near Hawthorne High School and freeway access.



### 5361 127th

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>01/04/2008</b>	Bathrooms:	<b>2</b>
Area:	<b>Holly Glen/Del Aire</b>	Sqft:	<b>1251</b>
LP:	<b>\$489,500</b>	SP:	<b>\$506,100</b>
Listed:	<b>01/04/2008</b>	Built:	<b>1950</b>
DOM:	<b>13</b>	Lot Size:	<b>5,140</b>

Great starter home in Wiseburn School Dist. & excellent opportunity to live in "West" Del Aire! Fresh interior paint, new carpet, & new kitchen vinyl flooring. New front door, some copper plumbing, most windows are dual-pane, & newly upgraded 2nd. bathroom. Large country-style kitchen with cabinets galore! Bright, spacious living room. Convenient inside laundry room & direct access to 2-car attached garage. Fenced rear yard with beautiful mature fruit tree. Stove, washer & dryer is included without warranty. See listing addendum for additional info. This is a probate sale with 3% commission to selling office, & court confirmation is not required! Property being sold "as is" condition. Most termite work has been completed excepting fumigation. No fumigation or termite completion report provided by seller. Tax record shows 3 bdms. & 1 bath. Buyer to verify all permits of record. Please submit offers on CAR Form (PPA) along with pre-approval letter, fico score, source of down payment



### 5326 125th W

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>10/22/2007</b>	Bathrooms:	<b>2</b>
Area:	<b>Holly Glen/Del Aire</b>	Sqft:	<b>1433</b>
LP:	<b>\$599,000</b>	SP:	<b>\$595,000</b>
Listed:	<b>10/22/2007</b>	Built:	<b>1950</b>
DOM:	<b>67</b>	Lot Size:	<b>5,060</b>

Great mid-block location, centrally located in Del Aire. Currently a two bedroom home with a den (converted bedroom). Could be 3 bedrooms. Master suite with shower and tub, walk in closet. Family room with brick fireplace. Cozy and open living room/dining living area with hardwood floors. Newer kitchen and appliances. Built in washer/dryer combo included. Vinyl windows, double paned. Shutters. New copper plumbing. Gated backyard with covered patio and above-ground jacuzzi/hot tub. 2-car detached garage.

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### 5336 138TH W

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>07/16/2007</b>	Bathrooms:	<b>1</b>
Area:	<b>Holly Glen/Del Aire</b>	Sqft:	<b>1098</b>
LP:	<b>\$635,000</b>	SP:	<b>\$610,000</b>
Listed:	<b>07/16/2007</b>	Built:	<b>1955</b>
DOM:	<b>185</b>	Lot Size:	<b>5,000</b>

**TURNKEY! NICE RANCH STYLE HOME IN HOLLY GLEN AREA, NICE PRIVATE BACKYARD. BEAUTIFUL HARDWOOD FLOORS. NEW EXTERIOR PAINT. LOCATED NEAR SCHOOLS, SHOPPING CENTERS AND FREEWAYS.**



### 5522 134th W

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>11/07/2007</b>	Bathrooms:	<b>1</b>
Area:	<b>Holly Glen/Del Aire</b>	Sqft:	<b>1725</b>
LP:	<b>\$699,000</b>	SP:	<b>\$699,000</b>
Listed:	<b>11/07/2007</b>	Built:	<b>1955</b>
DOM:	<b>24</b>	Lot Size:	<b>5,000</b>

**This is the one . . . Great HOLLYGLEN Location, Floorplan & Price! JUST COMPLETED REMODEL offers 3 Bedrooms, 1.75 NEW Baths, Approximately 1700 sq ft on 5000 sq ft Lot in a most DESIRABLE LOCATION within this Single Family Home neighborhood. Open KITCHEN boasts GRANITE Peninsula & Counters, New Cabinets, STAINLESS Refrigerator, Range, Dishwasher & Microwave plus a BREAKFAST NOOK addition! One of the original Bedrooms was doubled in size to create a MASTER SUITE with 3 CLOSETS & its own Bath. HUGE 23'x19' FAMILY ROOM features FIREPLACE, Vaulted Beam Ceiling with Fan, New Carpet and new Slider leading to south-facing backyard. CROWN MOULDINGS, Smooth Ceilings, Gleaming HARDWOOD FLOORS. Other NEW UPGRADES include RECESSED LIGHTING, Forced-air FURNACE, 200-Amp Electrical Panel, DUAL PANE WINDOWS, Hardware, Fixtures and Ceiling Fans in all 3 BRs. Laundry Room, 2-Car Garage w/ automatic roll-up Door and New Concrete Driveway. Walk to "Storytime" at the Library, Glasgow & Hollyglen Pa**