

Active Properties



Addr: 5514 West 149Th 7, Hawthorne
Area: Holly Glen/Del Aire **MLS #:** P692033
OP: \$420,000
LP: \$420,000 **SP:**
LD: 06/16/2009 **SD:**
Beds: 2 **Bath To:** 2.00 **Apx SF:** 1,003
YBl: 2006 **Prking:** Garage Door Opener, **\$/SF:** \$418.74
Elem: **Mid:** **LotSF:** 55,780
DOM: 3
High:

Property Description: ~*~ Open House This Saturday 6/20 1-5Pm ~*~ Normal Sale At Fusion, A Gated Community Adjacent To Manhattan Beach. 2 Bed, 2 Bath Newly Built Townhome Features: Gorgeous Gourmet Kitchen & Island W/Granite Counter Tops, Stainless Steel Appliances & Breakfast Counter ~ Brazilian Hardwood Floors In Kitchen & Living Room ~ Dual Pane Windows ~ Laundry Closet In-Unit Off The Kitchen W/Hookups For Stackable Washer/Dryer ~ Master Bedroom Upstairs W/Walk-In Closet And Bath ~ 2Nd Bedroom Downstairs W/Full Bath In Hall & Linen Storage ~ Living Room Entrance Leads Out To Your Spacious Patio And Storage Closet ~ Private 1-Car Garage + 1 Reserved Space. Gated Complex Features: Low Hoa, Swimming Pool, Spa, Basketball Court & Outdoor Exercise Stations. Close To: The Beach, Aerospace, Parks, Gym, Restaurants, Shopping, Movies, Green Line Train, Freeways, Lax & So Much More! *Title States 800 Sq.Ft. & Builder Reported 1,003 Sq.Ft. ~ Buyer/Agent To Verify.

Backup Offer Properties



Addr: 5514 West 149Th 10, Hawthorne
Area: Holly Glen/Del Aire **MLS #:** S09044031
OP: \$399,000
LP: \$399,000 **SP:**
LD: 04/16/2009 **SD:**
Beds: 2 **Bath To:** 2.00 **Apx SF:** 1,080
YBl: 2006 **Prking:** Garage Door Opener, **\$/SF:** \$369.44
Elem: **Mid:** **LotSF:** 0
DOM: 64
High:

Property Description: Short Sale, Contemporary Architecture With Open Loft Like Floorplan, Move In Condition 2 Bedroom & 2 Full Bath Townhome (One Up One Down), The Master Bedroom Has A Walk-In Closet And Neutral Carpet. The Kitchen Features White Thermofoil Cabinets, Black Granite Island Counter W Architectural Details & Custom Lighting, Newer Appliances, Bamboo Floors (In Living Room /Kitchen/ Downstairs). Includes Inside Laundry Hookups, Tile In Both Bathrooms Looks Like Travertine, Dual Payne Windows W Custom Roman Shades, Cutout For Plasma W/ Cat 5 Wiring, Air Conditioning, Extra Large Deck For Entertaining, Single Detached Car Garage W/ Additional Parking Space. The Private Complex Features, Pool, Jacuzzi, Parkette, & Exercise Path. Close To Shops, Dining, 405 Freeway. You Wont Find Anythiong Else In This Condition For This Price In The South Bay!! Title States 800 Sq Foot And Builder Reported 1080 Sq Ft. Buyer/Buyers Agent To Verify

Date: 6/19/2009

CMA Pro Report

Backup Offer Properties



Addr: 5412 West 149Th 9, Hawthorne	MLS #: S09045857
Area: Holly Glen/Del Aire	
OP: \$490,000	
LP: \$490,000	SP:
LD: 04/22/2009	SD:
Beds: 2	Bath To: 2.00
YBl: 2007	Prking: Garage Door Opener,
Elem:	Mid:
	High:
	Apx SF: 1,300
	\$/SF: \$376.92
	LotSF:
	DOM: 58

Property Description: Just Like New (2 Yr Old) Development By Centex Homes • One Of Best Locations In Complex • Contemporary Architecture W/ Open Loft Like Floor Plan • Pool View • 2 Bed 2 Bath Townhome • Master Bedroom Has Large Walk-In Closet • Gourmet Kitchen & Island W/ Granite Counter Tops • Stainless Refrigerator, Microwave, Range & Dishwasher • High Ceilings • Brazilian Hardwood Floors In Kitchen & Living Room • Dual Pane Windows W/ Custom Shades • Bathrooms Have Ceramic Tiles, Granite Counter Tops & Framed Mirrors • Laundry Closet W/ Whirlpool Washer & Dryer • Central A/C & Heating • Rooms Prewired For (Cat-5) Phone/Data Lines • Large Deck • Single Private Garage + Parking Space • Low Hoa • Dog Friendly Community • Storage In Garage

The Private Complex Is Located On Border Of Manhattan Beach, Redondo Beach & Hawthorne. Includes Swimming Pool, Hot Tub, Basketball Court & Exercise Path. Move In & Enjoy This Magnificent Unit! Won'T Find Anything Else In This Condition For This Price In South Bay!



Addr: 5404 West 149Th 7, Hawthorne	MLS #: S09050065
Area: Holly Glen/Del Aire	
OP: \$565,000	
LP: \$539,000	SP:
LD: 05/02/2009	SD:
Beds: 3	Bath To: 3.00
YBl: 2007	Prking:
Elem:	Mid:
	High:
	Apx SF: 1,790
	\$/SF: \$301.12
	LotSF: 0
	DOM: 46

Property Description: Looks Like New, Great "J" Model (3 Bed/2.5 Bath) Floor Plan With Every Upgrade Available Including Brazilian Cherry Wood Floors, Carpet, Air Conditioning, Forced Air, Tile Floors In Bathrooms, & Stainless Appliances Including Lg Refrigerator, Dishwasher And Cooktop. Property Has The Living Space & Bedrooms On One Level, Three Bedrooms W True Master Bedroom And Master Bath W Dual Corian Sinks And Walk In Closet. Open Floorplan Hosts A Great Room/Living Area W Adjacent To Dining Area And Kitchen With Island/Granite Counters. Large Picture Windows W Faux Wood Shutters Overlooks Tot Lot Offering Plenty Of Sunlight. Additional Features Include, Guest Bath W Pedestal Sink, Washer Dryer Area, Neutral Paint And Carpet Colors, Cut Out For Media Center, And 2 Car Attached Garage With Additional Storage Area. Complex Offers Pool, Jacuzzi, Exercise Path, Basketball 1/2 Court, Tot Lot, & Guest Parking. Close To Freeway, Shopping, Dining, Lax, Move In Ready. Builders Warranty Included

Date: 6/19/2009

CMA Pro Report

Pending Sale Properties



Addr: 5507 West 149Th 13, Hawthorne
Area: Holly Glen/Del Aire **MLS #:** 09349301
OP: \$399,000
LP: \$399,000 **SP:**
LD: 02/19/2009 **SD:** **Apx SF:** 1,370
Beds: 2 **Bath To:** 3.00 **\$/SF:** \$291.24
YBl: 2006 **Prking:** Garage Door Opener, **LotSF:** 0
Elem: **Mid:** **DOM:** 75
High:

Property Description: This Property Is On Hold ! Please Do Not Show !!!Great Location Near Manhattan Beach & Redondo Beach ! New Condo ! Will Go Fast ! Short Sale Pending Lender Approval ! Lowest Price In Complex ! Location!! Location !! Submit Offer Subject To Inspection !! Property In "A" Condition !!!



Addr: 5404 West 149Th 2, Hawthorne
Area: Holly Glen/Del Aire **MLS #:** T09016084
OP: \$515,000
LP: \$499,000 **SP:** **Apx SF:** 1,331
LD: 02/06/2009 **SD:** **\$/SF:** \$374.91
Beds: 2 **Bath To:** 2.00 **LotSF:**
YBl: 2007 **Prking:** Garage Door Opener, **DOM:** 85
Elem: **Mid:** **High:**

Property Description: Gourmet Kitchen • Granite Countertops • Stainless Steel Appliances • Custom Water Filtration System Installed • Highest Upgrade Package • New Construction, Finished In 2008 • Transferable Warranty • Low Hoa And High Reserve • Deluxe Fans In All Rooms • Custom Window Dressings • Corner Unit Full Of Light • Dog Friendly Community .

The Fusion Community Is Significantly Located On The Border Of Manhattan Beach, Redondo Beach And Hawthorne. It Is Less Than 18 Blocks To The Beach, Less Than 5 Miles From Lax, A Mile From The 405 Fwy, Minutes From The Green-Line Train, And Walking Distance To Trader Joes, Starbuck'S And Many Other Shops And Restaurants. Fusion Offers Urban Living At It'S Best, Featuring A Community Pool, Jacuzzi, Basketball Court, An Infant Playground Area, And A Perimeter Fitness Path With Exercise Stations. If You Are Interested In Affordable, First-Rate Beach Living, This Is A Must See. Fusion Is The Gem Of The South Bay.



Addr: 5511 West 149Th 11, Hawthorne
Area: Holly Glen/Del Aire **MLS #:** S09049949
OP: \$585,000
LP: \$585,000 **SP:** **Apx SF:** 1,790
LD: 05/04/2009 **SD:** **\$/SF:** \$326.82
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBl: 2006 **Prking:** Direct Garage Acces **DOM:** 29
Elem: Wiseburn Dist. **Mid:** Wiseburn **High:** Centinela Valle Dis

Property Description: 3 Bedrooms & 2½ Baths With Lots Of Large Windows Make This Corner Condo Light And Bright. This Is The Largest Plan In Fusion One Of The South Bay'S Newest And Most Distinctive Condo Complexes. This Condo Has Been Upgraded With A Stainless Steel Range Top, Granite Counters And Brazilian Cherry Wood Floors Throughout. There Is Direct Access From The 2 Car Garage That Has Lots Of Extra Storage Space. The Master Suite Features A Walk In Closet, 2 Sinks & Separate Shower. Laundry Is In The Unit By The Bedrooms To Make This Convenient Living For Today'S Busy Life Styles. The Complex Features A Great Pool And Spa, Sport Court, Outdoor Exercise Stations And Is Fully Gated. Close To Aerospace, Movie Studios, Restaurants, Shopping The Beach And Freeways.

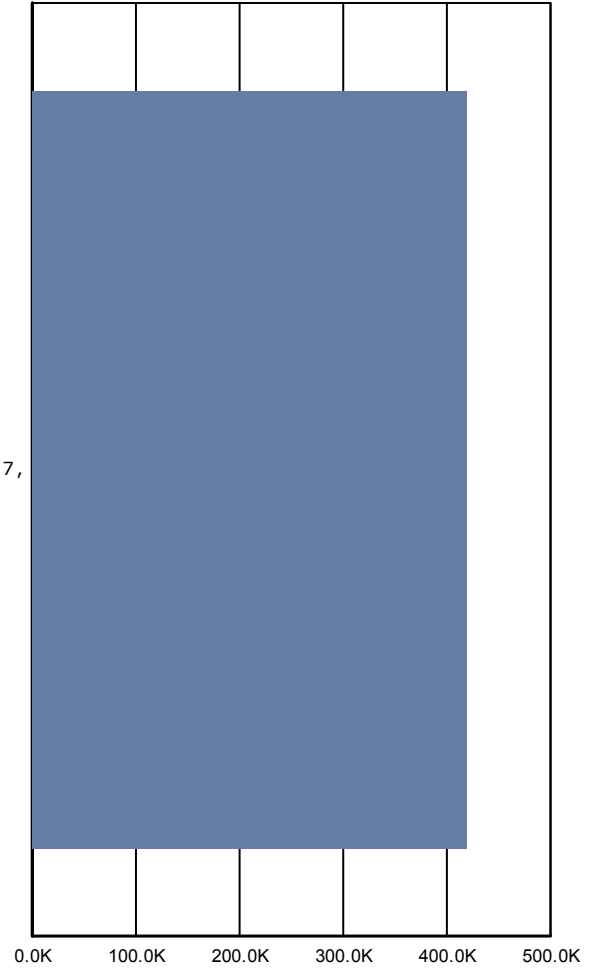
Date: 6/19/2009

CMA Pro Report

Active Properties

Total # of Listings	1
Lowest Price	\$420,000
Highest Price	\$420,000
Average Price	\$420,000
Avg. Price/SqFt	\$418.74
Avg DOM	3

5514 West 149Th 7,

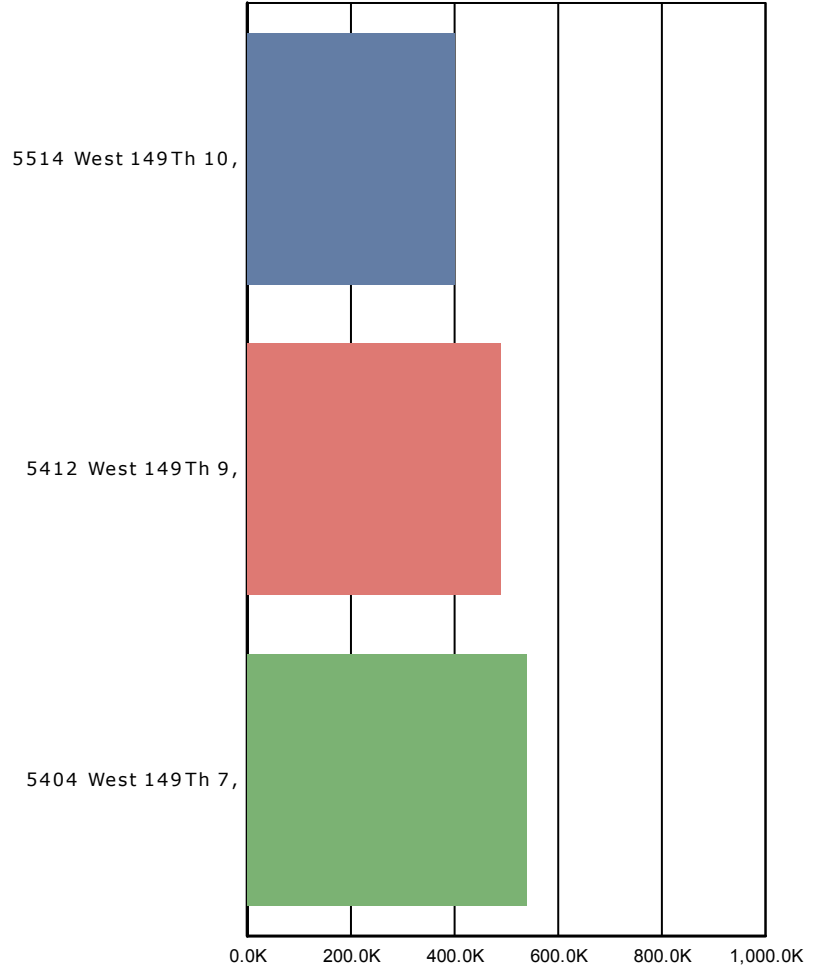


Date: 6/19/2009

CMA Pro Report

Backup Offer Properties

Total # of Listings	3
Lowest Price	\$399,000
Highest Price	\$539,000
Average Price	\$476,000
Avg. Price/SqFt	\$349.16
Avg DOM	56

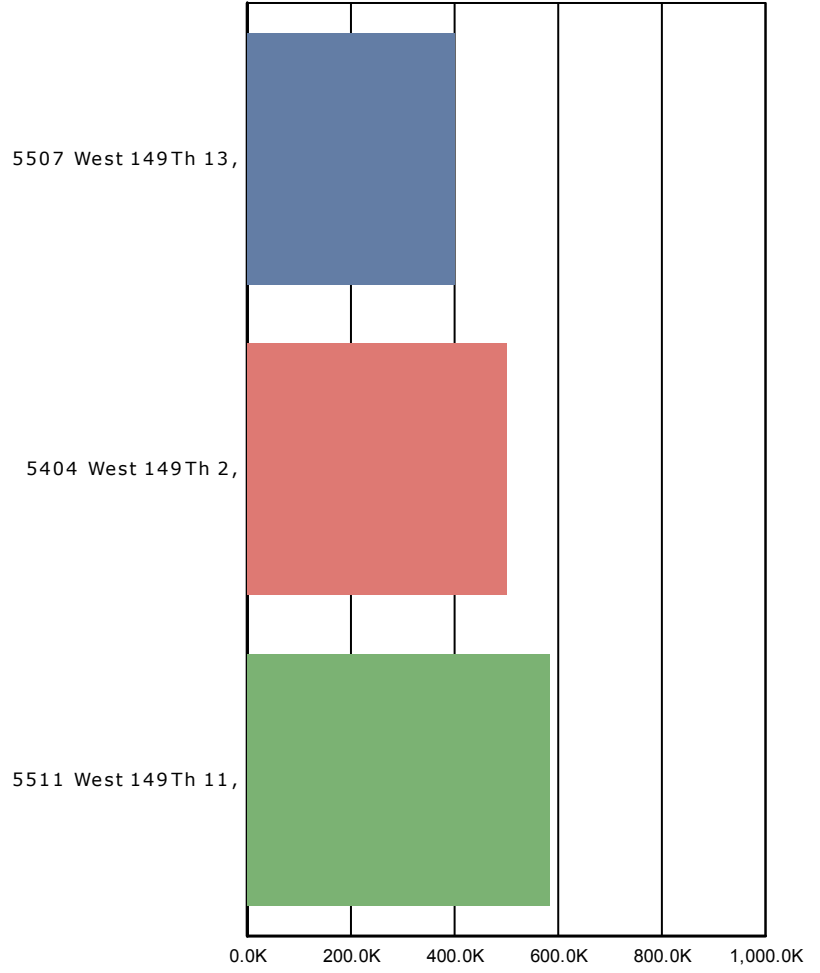


Date: 6/19/2009

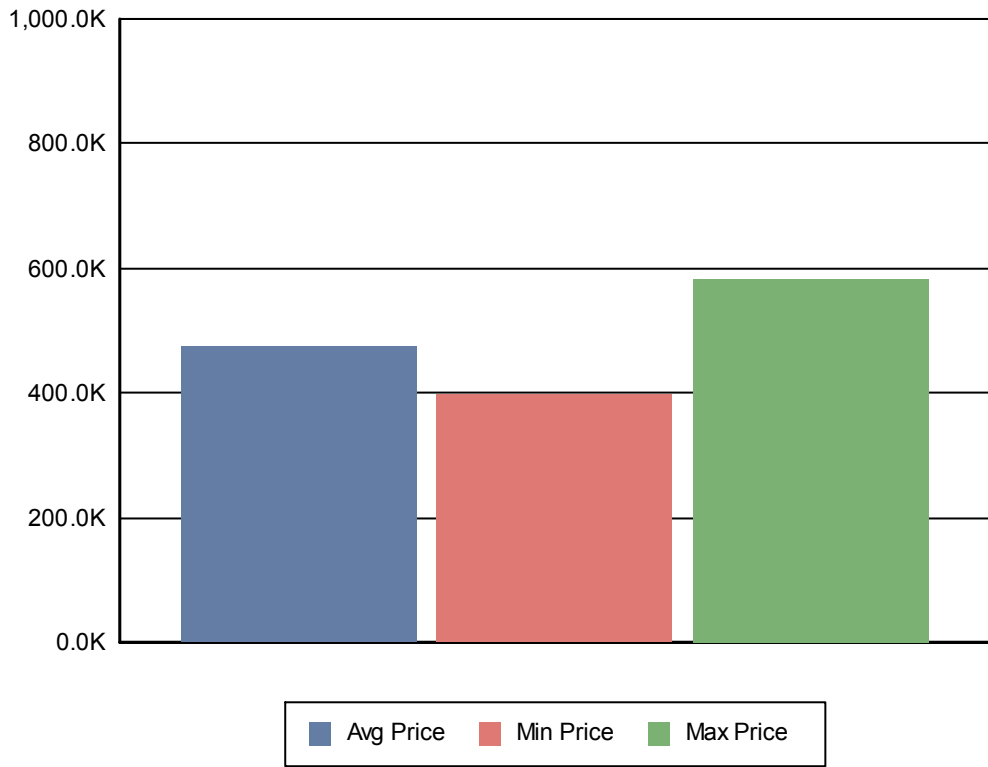
CMA Pro Report

Pending Sale Properties

Total # of Listings	3
Lowest Price	\$399,000
Highest Price	\$585,000
Average Price	\$494,333
Avg. Price/SqFt	\$330.99
Avg DOM	63



Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Active	\$420,000	\$420,000	\$420,000	\$418.74
Backup Offer	\$399,000	\$539,000	\$476,000	\$349.16
Pending Sale	\$399,000	\$585,000	\$494,333	\$330.99
Totals / Averages	\$399,000	\$585,000	\$475,857	\$351.31

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
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Total Averages

Note: Selected properties without SQFT values are not included in the "Average per Sqft" calculations

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
A	5514 West 149Th 7	2	2.00	1,003	2006	\$420,000			3
P	5507 West 149Th 13	2	3.00	1,370	2006	\$399,000			75
P	5404 West 149Th 2	2	2.00	1,331	2007	\$499,000			85
P	5511 West 149Th 11	3	3.00	1,790	2006	\$585,000			29
B	5514 West 149Th 10	2	2.00	1,080	2006	\$399,000			64
B	5412 West 149Th 9	2	2.00	1,300	2007	\$490,000			58
B	5404 West 149Th 7	3	3.00	1,790	2007	\$539,000			46