

Sold Properties



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Address: 1436 W 257th #306, Harbor City 90710
MLS #: S948695 **LDate:** 06/07/2007
Beds: 2 **SDate:** 08/03/2007
Baths: F:2 3Q:0 H:0 **Area:** 124
SqFt: 924 **\$/SF:** \$346.32
LotSF: 731 **YBl:** 1987
SchDist: LosAngeles **Pool:** No
View: CityView
Grg/Prk: AttGar,DrOpn,2Space

CurLPr: \$325,000
OrigLPr: \$325,000
SalePr: \$320,000
DOM: 29
CDOM: 29
Stories: OneLvl

Property Description: Lowest Price Unit In The Complex. 3Rd Floor Location Great Views. Fireplace In The Living Room. Wet Bar. Separate Laundry Room Gourmet Kitchen. Breakfast Nook. Ready For Move In. Two Car Subterranean Parking. Elevator Building. Security Building. Must See. Hurry This Unit Won'T Last.



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Address: 1008 Harbor Heights #C, Harbor City 90710
MLS #: S946727 **LDate:** 05/09/2007
Beds: 2 **SDate:** 08/06/2007
Baths: F:1 3Q:0 H:0 **Area:** 124
SqFt: 800 **\$/SF:** \$416.25
LotSF: 1,529 **YBl:** 1999
SchDist: LosAngeles **Pool:** Yes
View:
Grg/Prk: AttGar,DrOpn,2CarGar

CurLPr: \$329,999
OrigLPr: \$339,000
SalePr: \$333,000
DOM: 58
CDOM: 76
Stories: OneLvl

Property Description: Wow, What A Steal, Just Reduced Another 10K And Now 11K To 19K Below The Last Sale! This Is A Wonderful Starter Unit. Very Clean Condition With Lots Of Charm. Space Is Being Used Very Well In This Unit. Spacious Bathroom, Dining Area, Decent Size Bedrooms And A Large Tandem 2 Car Garage. The Complex Has 24 Hr. Security And Lots Of Recreation Facilities Like Pool, Basketball Area, Bbq'S And Children'S Playground. This Is Your Chance To Own Your Own.



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Address: 26105 Frampton #D, Harbor City 90710
MLS #: S948469 **LDate:** 06/06/2007
Beds: 1 **SDate:** 08/21/2007
Baths: F:1 3Q:0 H:1 **Area:** 124
SqFt: 970 **\$/SF:** \$363.92
LotSF: 954 **YBl:** 1986
SchDist: LosAngeles **Pool:** Yes
View:
Grg/Prk: AttGar,2CarGar

CurLPr: \$364,900
OrigLPr: \$364,900
SalePr: \$353,000
DOM: 39
CDOM: 39
Stories: 3+Lvl

Property Description: Rare "Cambridge Court" 1 Bedroom, 1.5 Bath Townhouse With Two Car Attached Garage! Enter Into The Living Room Which Opens Into A Private Patio! The Cathedral Ceilings And Fireplace Give This Home A Much Larger Ambiance. X-Large Bedroom On Top Floor Has Large Masterbath, Walk-In Closet, Step-Up Office Area And A Balcony. Garage Contains Laundry Hookups And Built In Wall Storage Units. Quiet Gated Community With Pool, Spa, Grassy Area All On A Tree Lined Street. Easy Access To Pch, Pv Dr. North, Western, Harbor Fwy, Shopping And Restaurants.

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Address: 736 255th #I, Harbor City 90710
MLS #: R945987 **LDate:** 04/24/2007
Beds: 2 **SDate:** 08/26/2007
Baths: F:2 3Q:0 H:0 **Area:** 124
SqFt: 926 **\$/SF:** \$383.37
LotSF: 0 **YBlt:** 1983
SchDist: **Pool:** No
View:
Grg/Prk: AttGar

CurLPr: \$357,900
OrigLPr: \$357,900
SalePr: \$355,000
DOM: 67
CDOM:
Stories: TwoLvl

Property Description: Beautiful End Unit, Great For Starting Family. Beautiful Upgraded, Move-In Condition. Clost To Jacuzzi, Very Private. Complex Beautifully Landscaped And Enclosed W/Security Gate. @ Car Attached Garage. Fireplace In Living Room. A Must See. Seller Very Motivated. Submit All Offers.



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Address: 1602 W 235th #D, Harbor City 90710
MLS #: S950490 **LDate:** 07/09/2007
Beds: 3 **SDate:** 08/27/2007
Baths: F:1 3Q:1 H:0 **Area:** 124
SqFt: 988 **\$/SF:** \$399.80
LotSF: 2,208 **YBlt:** 1973
SchDist: **Pool:** Yes
View:
Grg/Prk: AttGar,2CarGar

CurLPr: \$395,000
OrigLPr: \$395,000
SalePr: \$395,000
DOM: 14
CDOM: 90
Stories: OneLvl

Property Description: Like New!!! Fabulous Green Meadows 3 Bedroom 2 Bath Unit. Beautiful Granite Counters With Maple Cabinets And New Stainless Appliances. New Maple Cabinets & Marble Counter Tops In The Bathrooms. New " Pergo " Type Flooring In The Livingroom & New Carpets In The Bedrooms. Enjoy Your Own Private Balcony And 2 Car Garage ~ All Just Painted. Come Home To The Beautiful Manicured Grounds & The Heated Pool. It Is So Quiet And Pretty Here. Move In And Start Your Summer Vacation.



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Address: 1619 W 242nd Pl #D, Harbor City 90710
MLS #: S945644 **LDate:** 04/20/2007
Beds: 3 **SDate:** 08/21/2007
Baths: F:2 3Q:0 H:0 **Area:** 124
SqFt: 1,352 **\$/SF:** \$328.40
LotSF: 2,548 **YBlt:** 1976
SchDist: **Pool:** Yes
View: PoolView
Grg/Prk: AttGar,DrOpn

CurLPr: \$455,000
OrigLPr: \$455,000
SalePr: \$444,000
DOM: 92
CDOM: 93
Stories: TwoLvl

Property Description: This Attractive Townhouse Is Located In The Gorgeous Landscaped Grounds Of Village Court. This Desirable 3 Bedroom, 2 Bath Unit Is Ideally Located In A Prime Location Of The Complex With A Balcony View Of The Pool And Gazebo Spa. The Unit Has Various Upgrades Including Newer Paint, Recessed Lighting, Tile, And Newer Stainless Steel Appliances In The Appealing And Bright Kitchen. The Living Room Includes A Comfy Fireplace. The Larger Master Bedroom Has A Walk In Closet With Attached Double Sink Dressing And Bathroom Area. Two Additional Bedrooms Are Good Size And Include Vaulted Ceilings. This Two-Level Unit Has A Direct Access 2 Car Garage Which On The Same Level As The First Floor. Front Door Entry Into The Unit Is Through A Private Tiled Patio Which Is Fenced. The Complex Is Gated

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Address: 1367 244th Street Harbor City 90710
MLS #: P947849 **LDate:** 05/29/2007
Beds: 5 **SDate:** 08/03/2007
Baths: F:2 3Q:0 H:0 **Area:** 124
SqFt: 1,938 **\$/SF:** \$314.24
LotSF: 4,835 **YBlt:** 1962
SchDist: LosAngeles **Pool:** No
View:
Grg/Prk: AttGar,2CarGar

CurLPr: \$609,000
OrigLPr: \$619,000
SalePr: \$609,000
DOM: 36
CDOM: 56
Stories: TwoLvl

Property Description: Beautiful 5 Bedroom, 2 Bath Updated Home With Spacious Fenced In Backyard And Side Yard Perfect For Entertaining. Finished 2 Car Garage Has Been Converted Into A Gym. Move Right In.



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Address: 1111 Woodbury Drive Harbor City 90710
MLS #: S947974 **LDate:** 05/30/2007
Beds: 4 **SDate:** 08/15/2007
Baths: F:1 3Q:1 H:0 **Area:** 124
SqFt: 1,768 **\$/SF:** \$382.35
LotSF: 6,090 **YBlt:** 1970
SchDist: LosAngeles **Pool:** No
View:
Grg/Prk: AttGar,3CarGar

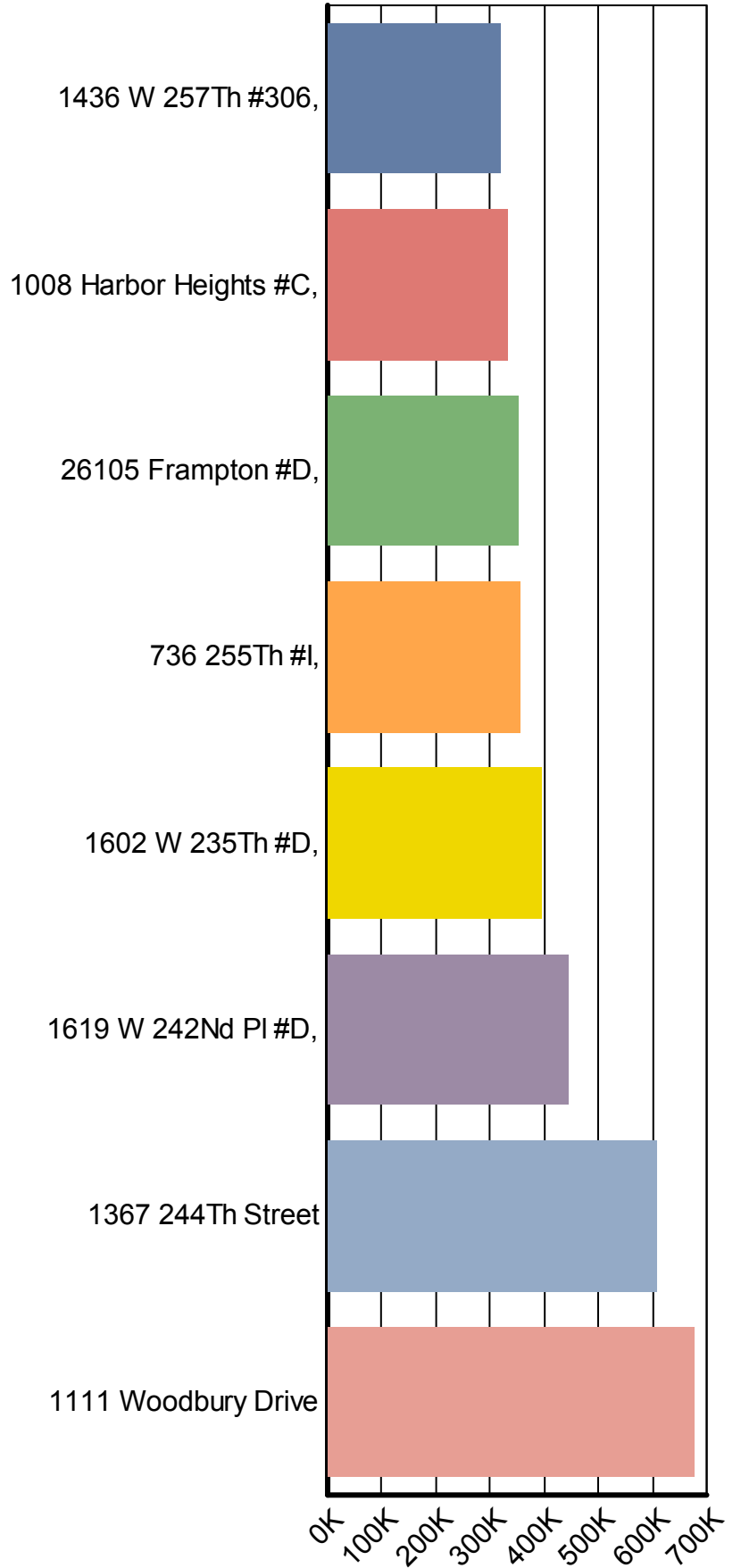
CurLPr: \$669,000
OrigLPr: \$674,900
SalePr: \$676,000
DOM: 40
CDOM: 53
Stories: OneLvl

Property Description: Beautifully Updated 4 Bedroom Home In The Desirable "Palo Del Amo Woods." A Generous Size Living Room With A Warm Stone Fireplace, Welcomes You To This Family Home. The Owners Have Recently Remodeled The Kitchen From Top To Bottom With Granite, Tile, New Appliances And Custom Lighting. The Kitchen Opens To A Spacious Great Room With Vaulted Ceilings And Custom Paint. Newer French Doors Lead Out To A Nicely Landscaped Backyard With A Covered Patio. The Master Bedroom Includes A Private Bath, Dressing Area, And A Sliding Glass Door To The Backyard. The Owner Has Also Put In New Dual Pane Windows, Floor Coverings And Custom Paint Throughout The Home. Air Conditioning And A 3 Car Garage Complete This Wonderful Home. Should Be Number 1 On Your Show List!

CMA Pro Report

Sold Properties

Total # of Listings	8
Lowest Price	\$320,000
Highest Price	\$676,000
Average Price	\$435,625
Avg. Price/SqFt	\$366.83
Avg CDOM	62

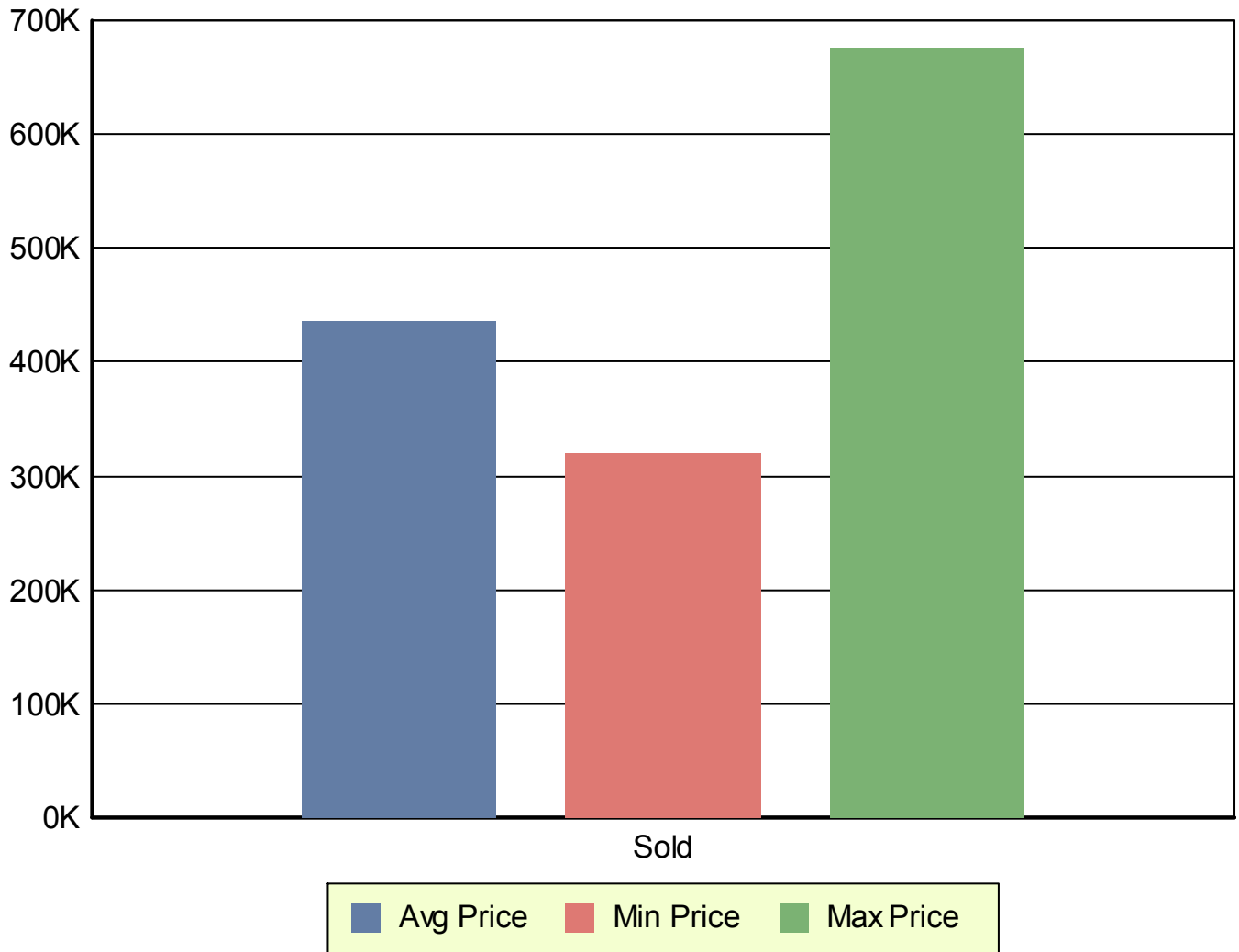


Date: 9/7/2007

CMA Pro Report

CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$320,000	\$676,000	\$435,625	\$366.83
	\$320,000	\$676,000	\$435,625	\$366.83

CMA Pro Report

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
1436 W 257th #306, Harbor City	\$325,000	\$320,000	29	-%1.54	\$346.32
1008 Harbor Heights #C, Harbor City	\$329,999	\$333,000	76	%0.91	\$416.25
26105 Frampton #D, Harbor City	\$364,900	\$353,000	39	-%3.26	\$363.92
736 255th #I, Harbor City	\$357,900	\$355,000		-%0.81	\$383.37
1602 W 235th #D, Harbor City	\$395,000	\$395,000	90	%0.00	\$399.80
1619 W 242nd Pl #D, Harbor City	\$455,000	\$444,000	93	-%2.42	\$328.40
1367 244th Street Harbor City	\$609,000	\$609,000	56	%0.00	\$314.24
1111 Woodbury Drive Harbor City	\$669,000	\$676,000	53	%1.05	\$382.35
	\$438,225	\$435,625	62	%-0.76	\$366.83

CMA Pro Report

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	1436 257th W 306	2	2.00	924	1987	\$325,000	\$320,000	08/03/2007	29
S	1008 Harbor Heights C	2	1.00	800	1999	\$329,999	\$333,000	08/06/2007	76
S	26105 Frampton D	1	1.50	970	1986	\$364,900	\$353,000	08/21/2007	39
S	736 255th I	2	2.00	926	1983	\$357,900	\$355,000	08/26/2007	
S	1602 235th W D	3	2.00	988	1973	\$395,000	\$395,000	08/27/2007	90
S	1619 242nd Pl W D	3	2.00	1,352	1976	\$455,000	\$444,000	08/21/2007	93
S	1367 244th Street	5	2.00	1,938	1962	\$609,000	\$609,000	08/03/2007	56
S	1111 Woodbury Drive	4	2.00	1,768	1970	\$669,000	\$676,000	08/15/2007	53