

Sold Properties



Address: 1436 257th #202, Harbor City 90710
MLS #: S948382 **LDate:** 06/05/2007
Beds: 2 **SDate:** 07/11/2007
Baths: F:2 3Q:0 H:0 **Area:** 24
SqFt: 968 **\$/SF:** \$315.08
LotSF: 732 **YBlt:** 1987
SchDist: **Pool:** No
View: CityView
Grg/Prk: 2Space
CurLPr: \$329,900
OrigLPr: \$329,900
SalePr: \$305,000
DOM: 16
CDOM: 70
Stories: OneLvl

Property Description: Wonderful, Desirable, Bright And Airy Front Corner Unit In Sought After Building. Move-In Condition. New Flooring Throughout: New Tile In Kitchen And Bathrooms. New Carpet To Be Installed At Coe (Buyer'S Choice Of Color). Laundry Room In Unit, Wet Bar, Balcony. Seller Will Provide Voucher For New Stove And Dishwasher. Newer Fridge And Washer/Dryer Included In Sale. Underground Gated Garage Parking. Do Not Miss This Opportunity To Purchase Your Own Home.



Address: 736 W 255th #D, Harbor City 90710
MLS #: S943447 **LDate:** 03/16/2007
Beds: 2 **SDate:** 07/30/2007
Baths: F:1 3Q:0 H:1 **Area:** 24
SqFt: 916 **\$/SF:** \$382.10
LotSF: 1,507 **YBlt:** 1983
SchDist: LosAngeles **Pool:** No
View:
Grg/Prk: AttGar,DrOpn,2CarGar
CurLPr: \$359,000
OrigLPr: \$379,900
SalePr: \$350,000
DOM: 76
CDOM:
Stories: TwoLvl

Property Description: Great Townhome With Attached Garage For Little Money, Unit Is Very Clean And Ready To E Moved In, Newer Appliances In Kitchen, Newer Floors And Carpets, Unit Shows Really Well. Make Offer!



Address: 1435 Lomita Blvd. #308, Harbor City 90710
MLS #: S944107 **LDate:** 03/27/2007
Beds: 3 **SDate:** 07/20/2007
Baths: F:2 3Q:0 H:0 **Area:** 24
SqFt: 1,250 **\$/SF:** \$354.40
LotSF: 1,250 **YBlt:** 2006
SchDist: LosAngeles **Pool:** No
View:
Grg/Prk: AttGar,Subterranean,2Space
CurLPr: \$489,900
OrigLPr: \$489,900
SalePr: \$443,000
DOM: 59
CDOM: 59
Stories: OneLvl

Property Description: Luxurious Brand New Condominium. Bring Your Clients Now, This One Will Go Fast!!! Hardwood Floors In Entry, Hallway, Kitchen, Dining And Living Room. Gorgeous Upgraded Carpet In All 3 Bedrooms. Granite Counters In Kitchen & Travertine Stone In Master Bath. Whirlpool Stainless Steel Appliances, Central Air/Heat, Also Includes Washer/Dryer. 2 Patios, Exquisite Detail Throughout, Inclu. Crown Molding And Dual Pane Windows. An Absolutely Beautiful Home, Please Call To View!!!

CMA Pro Report

Sold Properties



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Address: 1258 Flint Harbor City 90710
MLS #: S946730 **LDate:** 05/09/2007
Beds: 4 **SDate:** 07/02/2007
Baths: F:2 3Q:1 H:1 **Area:** 24
SqFt: 1,700 **\$/SF:** \$323.53
LotSF: 0 **YBlt:** 2005
SchDist: **Pool:** No
View:
Grg/Prk: AttGar,DrOpn

CurLPr: \$559,000
OrigLPr: \$559,000
SalePr: \$550,000
DOM: 18
CDOM: 24
Stories: 3+Lvl

Property Description: Highly Upgraded Almost New Craftman Style Townhome. Professionally Decorated Interior Shows Like A Model. Dark Walnut Hardwood Floor In Living Rm, Dining Rm & Kitchen/Family Rm. High End Window Covering: Wood Shutter, Roman Shades/Blind. Slate & Marble Tiles In All Bathrms. Upgraded Carpet In All Other Areas. Upgraded Lighting In Living Rm & Dining Rm. 6.1 Surround Sound Ready Built-In Speaker Cable In Living Rm. This Is All Steel Studs Construction. Great Floor Plan: 3 Bedrms Upstairs Include Master Suite That Has A Large Walk-In Closet, Dual Sinks, Tub & Separate Shower In Master Bath. Main Floor Has Living, Dining, Kitchen/Family Rm. Open Kitchen Has Corian Counter, Island/Breakfast Bar. Downstairs Has A Guest Suite With 3/4 Bath. Dual Paned Windows. 2 Car Garage W Key Pad Access.



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Address: 1402 W 243rd Harbor City 90710
MLS #: R947064 **LDate:** 04/23/2007
Beds: 4 **SDate:** 07/02/2007
Baths: F:1 3Q:1 H:0 **Area:** 24
SqFt: 1,574 **\$/SF:** \$349.43
LotSF: 5,532 **YBlt:** 1962
SchDist: LosAngeles **Pool:** No
View:
Grg/Prk: AttGar,2CarGar

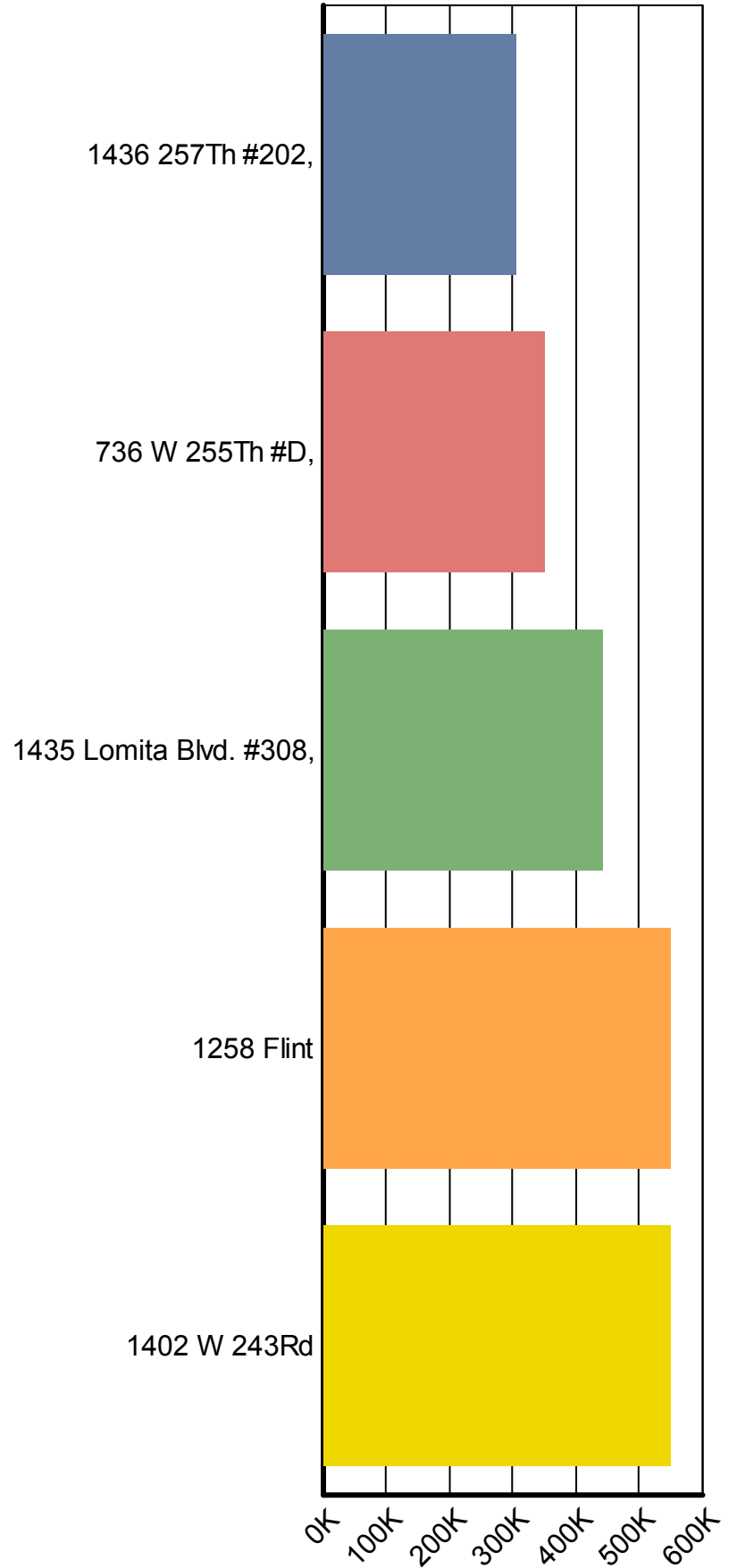
CurLPr: \$610,000
OrigLPr: \$610,000
SalePr: \$550,000
DOM: 45
CDOM: 71
Stories: TwoLvl

Property Description: Corner Lot, Nice Area, Great Opportunity To Fix Up Home In Mid To Upper 600'S Neighborhood. Property Is A Fixer Upper And Is To Be Sold In Its Present Physical Condition.

CMA Pro Report

Sold Properties

Total # of Listings	5
Lowest Price	\$305,000
Highest Price	\$550,000
Average Price	\$439,600
Avg. Price/SqFt	\$344.91
Avg CDOM	56

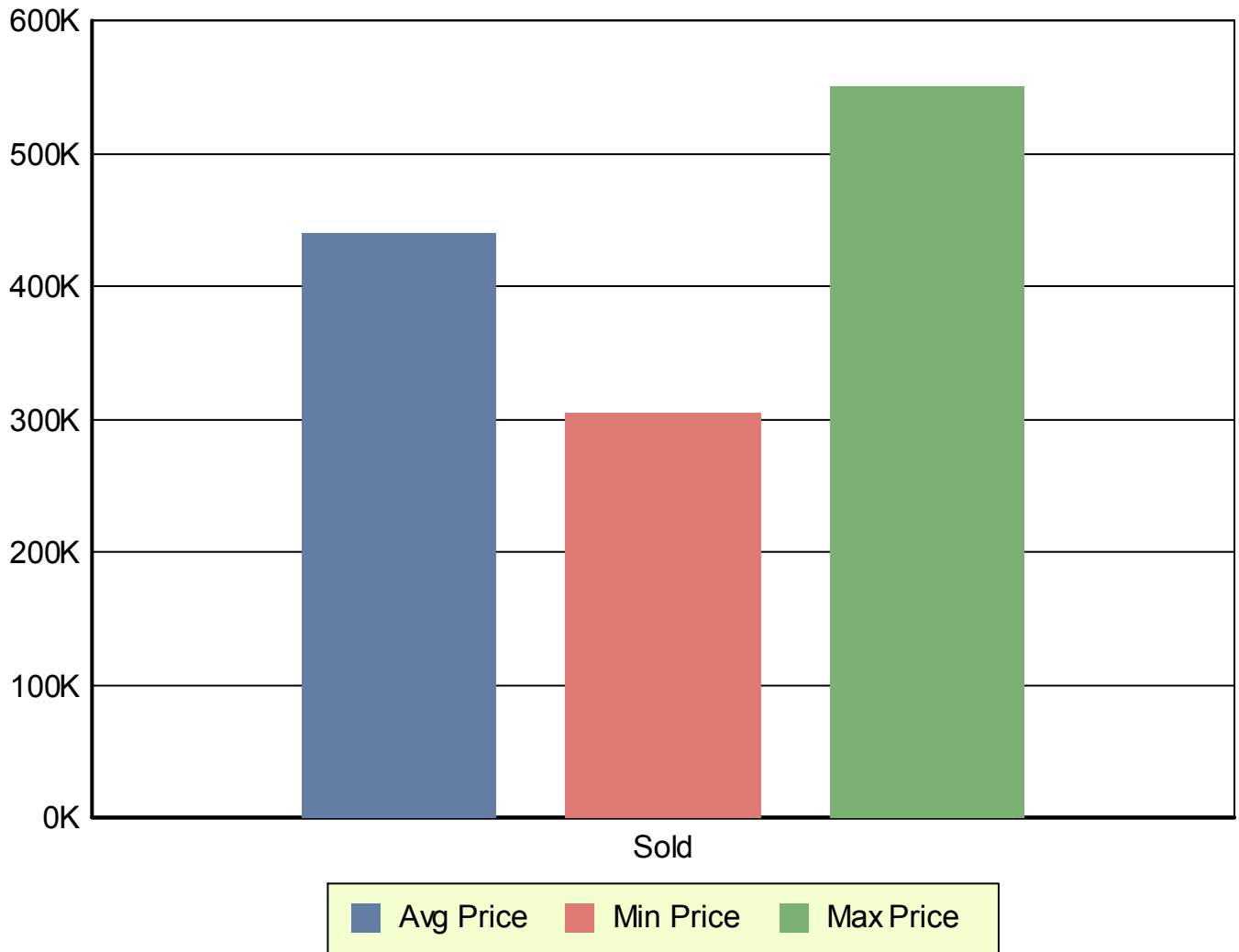


Date: 8/3/2007

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Summary Graph/Analysis



Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$305,000	\$550,000	\$439,600	\$344.91
	\$305,000	\$550,000	\$439,600	\$344.91

CMA Pro Report

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
1436 257th #202, Harbor City	\$329,900	\$305,000	70	-%7.55	\$315.08
736 W 255th #D, Harbor City	\$359,000	\$350,000		-%2.51	\$382.10
1435 Lomita Blvd. #308, Harbor City	\$489,900	\$443,000	59	-%9.57	\$354.40
1258 Flint Harbor City	\$559,000	\$550,000	24	-%1.61	\$323.53
1402 W 243rd Harbor City	\$610,000	\$550,000	71	-%9.84	\$349.43
	\$469,560	\$439,600	56	-%6.21	\$344.91

CMA Pro Report

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	1436 257th 202	2	2.00	968	1987	\$329,900	\$305,000	07/11/2007	70
S	736 255th W D	2	1.50	916	1983	\$359,000	\$350,000	07/30/2007	
S	1435 Lomita Blvd. 308	3	2.00	1,250	2006	\$489,900	\$443,000	07/20/2007	59
S	1258 Flint	4	3.50	1,700	2005	\$559,000	\$550,000	07/02/2007	24
S	1402 243rd W	4	2.00	1,574	1962	\$610,000	\$550,000	07/02/2007	71