

Sold Properties



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Address: 1067 252nd #8, Harbor City 90710
MLS #: S943168 **LDate:** 03/13/2007
Beds: 3 **SDate:** 06/07/2007
Baths: F:2 3Q:0 H:1 **Area:** 24
SqFt: 1,470 **\$/SF:** \$266.67
LotSF: 0 **YBlt:** 1991
SchDist: **Pool:** No
View:
Grg/Prk: AttGar,2CarGar

CurLPr: \$399,000
OrigLPr: \$399,000
SalePr: \$392,000
DOM: 10
CDOM: 199
Stories: 3+Lvl

Property Description: Almost 1500 Sq Feet For Under \$400K!!!! Gated And Quiet Complex With Only 10 Units. This Townhome Features Newer Paint And Carpet, With Natural Maple Hardwood Floors In Entry, Living Room And Dining Area. Fireplace In Living Room With Access To A Private Balcony. Vaulted Ceilings In Bedrooms And Upstairs Hallway. Laundry Room On Ground Floor Next To The Attached 2 Car Garage; Living Room, Half Bath, Kitchen And Dining On Second Floor , The 3 Bedrooms And 2 Full Baths Are Upstairs On 3Rd Floor.



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Address: 26103 Frampton Ave #C, Harbor City 90710
MLS #: R943822 **LDate:** 03/19/2007
Beds: 2 **SDate:** 06/01/2007
Baths: F:1 3Q:0 H:1 **Area:** 24
SqFt: 1,050 **\$/SF:** \$376.19
LotSF: 1,590 **YBlt:** 1984
SchDist: LosAngeles **Pool:** Yes
View:
Grg/Prk: AttGar,DrOpn,3+CarGar

CurLPr: \$398,500
OrigLPr: \$398,500
SalePr: \$395,000
DOM: 15
CDOM: 17
Stories: TwoLvl

Property Description: Best Kept Secret In The South Bay! Desirable Cambridge Court. Gated Complex Attached 2 Car Grage W/Laundry Area. Walk In Closets, Cathedral Ceilings, Forced Air Heating + Air Conditioning, Dishwasher, Lots Of Cabinets, Breakfast Counter, Dining Area, Fireplace & Private Patio. Close To Transportation & Shopping. Hurry, Won'T Last!



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Address: 1011 Harbor Village Drive #D, Harbor City 90710
MLS #: S944760 **LDate:** 04/07/2007
Beds: 3 **SDate:** 06/29/2007
Baths: F:2 3Q:0 H:0 **Area:** 24
SqFt: 1,232 **\$/SF:** \$326.30
LotSF: 1,232 **YBlt:** 1999
SchDist: LosAngeles **Pool:** No
View:
Grg/Prk: AttGar

CurLPr: \$399,000
OrigLPr: \$399,000
SalePr: \$402,000
DOM: 56
CDOM: 84
Stories: TwoLvl

Property Description: Beautiful Townhouse In Gated Community. This One Is A Must See!, Built In 1999, This Townhouse Offers 3 Bedrooms 2 Bath, Travertine Look Ceramic Tile Floors Through Out First Floor (They Are Beautiful) Custom Paint, Crown Moldings, Plantation Shutters In Living Room And Master Bedroom, 2 Car Attached Garage, Wont Last, See Pictures And Sell!

Sold Properties



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Address: 24110 Western #A, Harbor City 90710
MLS #: S940587 **LDate:** 01/29/2007
Beds: 3 **SDate:** 06/29/2007
Baths: F:2 3Q:0 H:0 **Area:** 24
SqFt: 1,277 **\$/SF:** \$339.08
LotSF: 2,548 **YBlt:** 1976
SchDist: **Pool:** Yes
View:
Grg/Prk: AttGar

CurLPr: \$433,720
OrigLPr: \$440,000
SalePr: \$433,000
DOM: 117
CDOM: 233
Stories: TwoLvl

Property Description: Great Starter Townhouse Centrally Located Near Narbonne High School, Elementary, Freeways, And Shopping. This Is An End Unit In Village Court. Unit Has Vaulted Ceilings, Fireplace, Private Patio, 2 Car Attached Garage And Inside Laundry Hookups. Complex Is Very Secure With Pool, Spa, And Tennis Court.



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Address: 1636 247th Place Harbor City 90710
MLS #: S943522 **LDate:** 03/19/2007
Beds: 3 **SDate:** 06/22/2007
Baths: F:1 3Q:0 H:0 **Area:** 24
SqFt: 976 **\$/SF:** \$520.49
LotSF: 5,500 **YBlt:** 1951
SchDist: LosAngeles **Pool:** No
View:
Grg/Prk: DetGar,2CarGar

CurLPr: \$509,000
OrigLPr: \$529,000
SalePr: \$508,000
DOM: 44
CDOM: 67
Stories: OneLvl

Property Description: ***Reduced 20K***Great Property - Move In Condition! New Kitchen With Stainless Steel Dishwasher, Sink And Hardwood Flooring, Interior Freshly Painted, New Carpet, Bathroom Updated. Living Room Features Large Windows To View The Spacious Patio & Backyard. Living Room/Dining Area Open To The Kitchen And Create A Very Large Living Space. A Patio Awning Provides For A Great Area For Outdoor Entertaining. Two Car Detached Garage With A Roll Up Garage Door Has A Long Driveway That Is Great For Extra Parking. The Wrought Iron Fence Is Electronic & Opens With A Remote. Located On A Nice Tree Line Street. Beautiful Backyard.



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Address: 1273 Slate Dr Harbor City 90710
MLS #: S947114 **LDate:** 05/15/2007
Beds: 4 **SDate:** 06/12/2007
Baths: F:2 3Q:1 H:1 **Area:** 24
SqFt: 1,700 **\$/SF:** \$320.59
LotSF: 1,700 **YBlt:** 2005
SchDist: **Pool:** No
View:
Grg/Prk: AttGar

CurLPr: \$548,000
OrigLPr: \$548,000
SalePr: \$545,000
DOM: 29
CDOM: 29
Stories: 3+Lvl

Property Description: Better Than Brand New In The Gated Stonehaven. The Beautiful End-Unit Is In The Best Location Of The Complex. This 4Bedroom, 3.5Bath Town Home Has Upgrade With Cherry Hardwood Flooring Throughout And Tile In All Bathroom. Nice Floor Plan With High Ceilings And Recessed Lighting. Separate Living Room And A Family Room Adjacent To The Modern Kitchen With Corian Counter Top And Breakfast Bar. Master Suite Has Walk-In Closet, Private Bath With Dual Sinks And Separate Shower. There Is A 2-Car Garage With Direct Access And Laundry Hook-Ups. This Stonehaven Is Located Close To Freeway And Offers A Spa And Play Area For The Children. This House Shows Like Model.

Sold Properties



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Address: 24645 Maple Lane Harbor City 90710
MLS #: S946413 **LDate:** 05/04/2007
Beds: 3 **SDate:** 06/11/2007
Baths: F:2 3Q:0 H:1 **Area:** 24
SqFt: 1,640 **\$/SF:** \$343.90
LotSF: 2,918 **YBlt:** 1997
SchDist: **Pool:** Yes
View: PkView
Grg/Prk: AttGar,DrOpn,2CarGar

CurLPr: \$579,000
OrigLPr: \$579,000
SalePr: \$564,000
DOM: 5
CDOM: 17
Stories: TwoLvl

Property Description: Beautiful Unit In A Wonderful Gated Parkside Community. Bright And Open Living Room With Fireplace. Spacious Kitchen With Dining Area That Opens To A Private Enclosed Patio. Large Master Suite With 2 Closets. Laundry Room Upstairs. Complex Features Association Pool.



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Address: 24516 Frampton Ave. Harbor City 90710
MLS #: S942669 **LDate:** 03/05/2007
Beds: 4 **SDate:** 06/25/2007
Baths: F:2 3Q:0 H:1 **Area:** 24
SqFt: 1,845 **\$/SF:** \$318.16
LotSF: 2,268 **YBlt:** 1992
SchDist: **Pool:** No
View: **Pool:** No
Grg/Prk: AttGar,2CarGar

CurLPr: \$629,000
OrigLPr: \$629,000
SalePr: \$587,000
DOM: 61
CDOM: 61
Stories: TwoLvl

Property Description: Very Bright & Airy Throughout. Attached 2 Car Garage With Direct Access. The Only House With Maximum Six Car Parking Spaces. Kitchen W/Tile Countertop, Tile Flooring & Wood Cabinets. Master Suite W/His & Her Walk-In Closet And Jacuzzi Tub. Well Maintained Immaculate House. Very Clean House With Beautiful Back Yard.
 Price To Sell. A Must See!!!



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Address: 1353 Shadowbrook Harbor City 90710
MLS #: S944442 **LDate:** 04/02/2007
Beds: 3 **SDate:** 06/05/2007
Baths: F:2 3Q:0 H:1 **Area:** 24
SqFt: 2,018 **\$/SF:** \$292.37
LotSF: 3,368 **YBlt:** 1995
SchDist: **Pool:** No
View: **Pool:** No
Grg/Prk: AttGar

CurLPr: \$598,000
OrigLPr: \$598,000
SalePr: \$590,000
DOM: 40
CDOM: 114
Stories: TopLvl

Property Description: Popular Gated Community "Shadowbrook Estate" In Harbor City. Absolutely Gorgeous Move-In Condition. A Beautiful Marble Entry Leads You To A Large Livingroom With Hardwood Floors And A Fireplace. Huge Master Bedroom With A Extra Walk-In Closet And A Large Bathroom W/Travertine Floors And A Separate Shower. A Spacious Laundry Room Is Conviniently Located In Center Of Upstairs Hallway. Very Quiet Complex Has A Swimming Pool And Walking Distance To Park. This Is A Must See!! Don'T Miss Out On This Great Chance.

CMA Pro Report

Sold Properties



Address: 1250 264th Street Harbor City 90710
MLS #: P944786 **LDate:** 04/06/2007
Beds: 4 **SDate:** 06/08/2007
Baths: F:0 3Q:3 H:0 **Area:** 24
SqFt: 2,057 **\$/SF:** \$335.44
LotSF: 8,050 **YBl:** 1965
SchDist: LosAngeles **Pool:** No
View: CityView,MntView
Grg/Prk: AttGar,2CarGar

CurLPr: \$690,000
OrigLPr: \$785,000
SalePr: \$690,000
DOM: 31
CDOM: 38
Stories: TwoLvl

Property Description: Privacy, Views And Fruit Trees

This 2,057 Square Foot, 4 Bedroom, 3 Bath Home Is Located At The End Of A Cul-De-Sac In Harbor Pines. There Is A Large Remodeled Kitchen With Eating Area, Red Oak Hardwood Floors, A Separate Master Suite With A Remodeled Master Bathroom, A Large Family Room, Direct Tv, Dish Network, A Great Room With A Dining Room And Living Room With A Brick Fireplace. There Is Copper Plumbing, Lenox Air Conditioning, A Sprinkler System And A New 200A Electrical Panel. The Level Lot Is One Of The Largest In The Area.



Address: 1726 265th. Street Harbor City 90710
MLS #: S938155 **LDate:** 12/01/2006
Beds: 4 **SDate:** 06/30/2007
Baths: F:1 3Q:1 H:0 **Area:** 24
SqFt: 2,200 **\$/SF:** \$317.73
LotSF: 6,280 **YBl:** 1942
SchDist: **Pool:** No
View:
Grg/Prk: DetCP,2CarGar

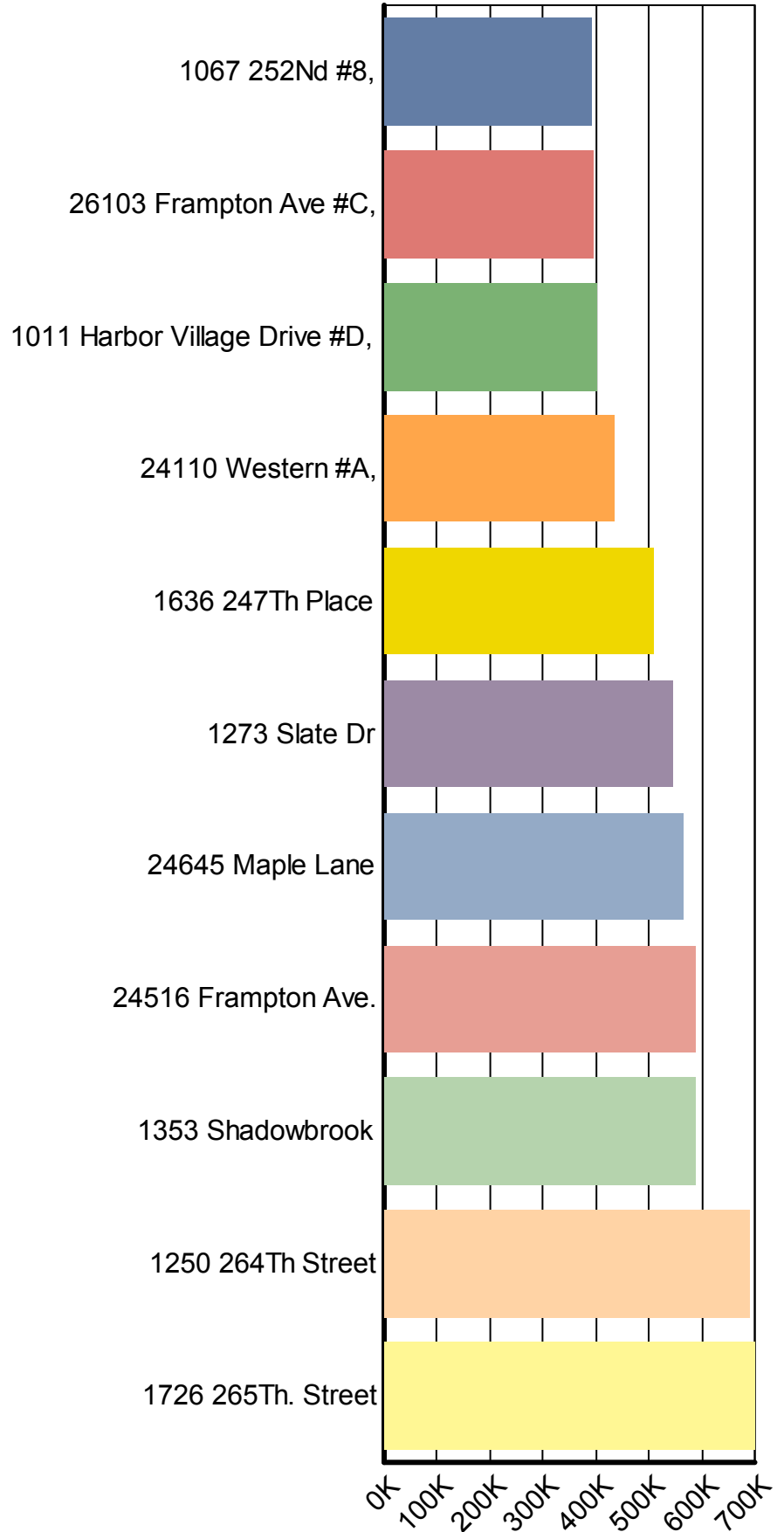
CurLPr: \$739,000
OrigLPr: \$759,000
SalePr: \$699,000
DOM: 101
CDOM: 132
Stories: OneLvl

Property Description: Beautifully Remodeled Family Home With Four Bedrooms. Master Bedroom With Big Walk-In Closet. Laundry Area Off Bedrooms, Lots Of Storage, Large Living Room With Dinning Area And Fireplace. 1870 Square Foot Home Plus 360 Square Foot Bonus Room Over Garage. Forced Air, Heat And Air Conditioning. Dual Pane Windows, Two Car Garage Plus Extra Parking In The Drive-Way. Room For You Motor Home. Charming Private Backyard. Great Location In "Harbor Pine."

CMA Pro Report

Sold Properties

Total # of Listings	11
Lowest Price	\$392,000
Highest Price	\$699,000
Average Price	\$527,727
Avg. Price/SqFt	\$341.54
Avg CDOM	90

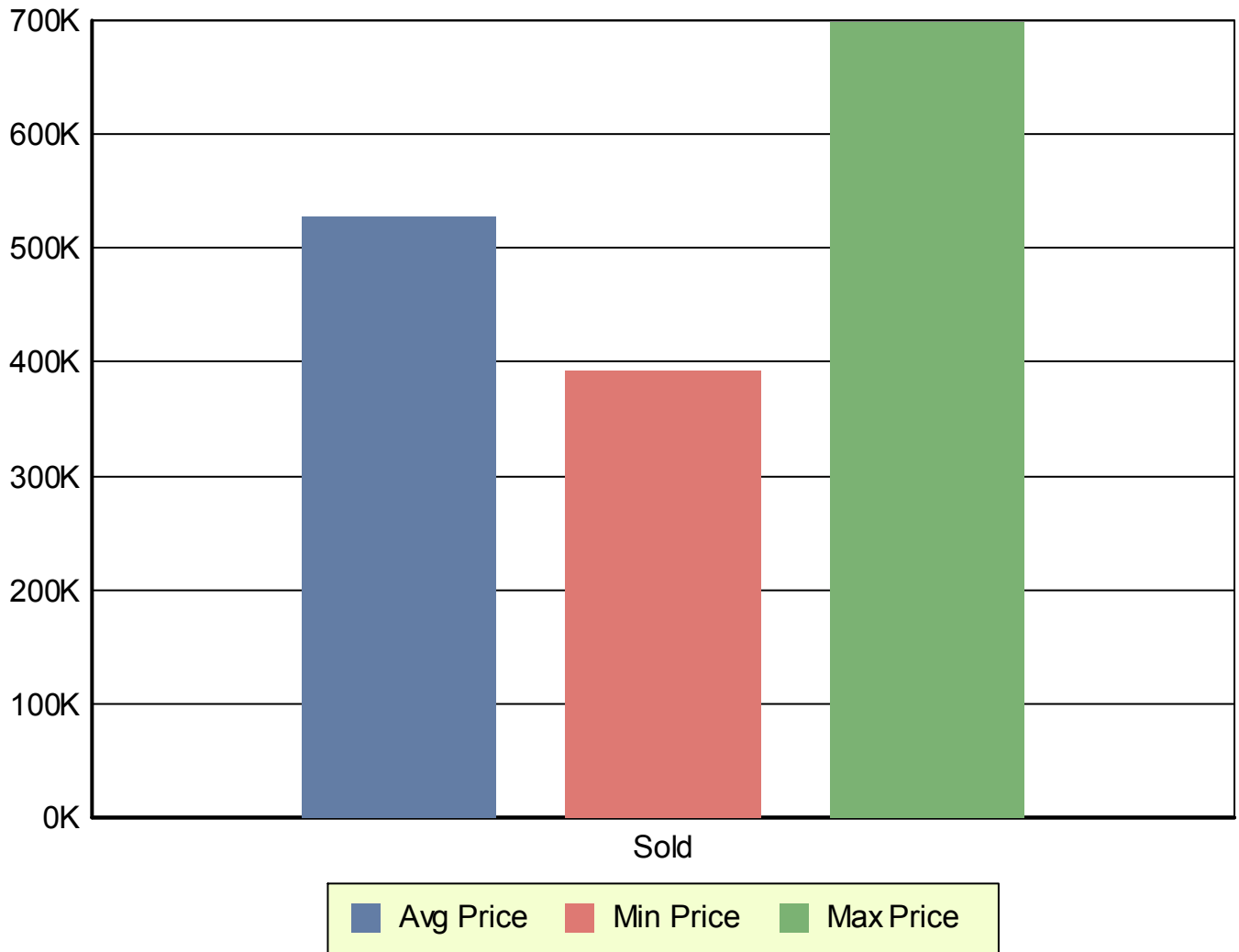


Date: 7/1/2007

CMA Pro Report

CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$392,000	\$699,000	\$527,727	\$341.54
	\$392,000	\$699,000	\$527,727	\$341.54

CMA Pro Report

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
1067 252nd #8, Harbor City	\$399,000	\$392,000	199	-%1.75	\$266.67
26103 Frampton Ave #C, Harbor City	\$398,500	\$395,000	17	-%0.88	\$376.19
1011 Harbor Village Drive #D, Harbor City	\$399,000	\$402,000	84	%0.75	\$326.30
24110 Western #A, Harbor City	\$433,720	\$433,000	233	-%0.17	\$339.08
1636 247th Place Harbor City	\$509,000	\$508,000	67	-%0.20	\$520.49
1273 Slate Dr Harbor City	\$548,000	\$545,000	29	-%0.55	\$320.59
24645 Maple Lane Harbor City	\$579,000	\$564,000	17	-%2.59	\$343.90
24516 Frampton Ave. Harbor City	\$629,000	\$587,000	61	-%6.68	\$318.16
1353 Shadowbrook Harbor City	\$598,000	\$590,000	114	-%1.34	\$292.37
1250 264th Street Harbor City	\$690,000	\$690,000	38	%0.00	\$335.44
1726 265th. Street Harbor City	\$739,000	\$699,000	132	-%5.41	\$317.73
	\$538,384	\$527,727	90	%-1.71	\$341.54

CMA Pro Report

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	1067 252nd 8	3	2.50	1,470	1991	\$399,000	\$392,000	06/07/2007	199
S	26103 Frampton Ave C	2	1.50	1,050	1984	\$398,500	\$395,000	06/01/2007	17
S	1011 Harbor Village Drive D	3	2.00	1,232	1999	\$399,000	\$402,000	06/29/2007	84
S	24110 Western A	3	2.00	1,277	1976	\$433,720	\$433,000	06/29/2007	233
S	1636 247th Place	3	1.00	976	1951	\$509,000	\$508,000	06/22/2007	67
S	1273 Slate Dr	4	3.50	1,700	2005	\$548,000	\$545,000	06/12/2007	29
S	24645 Maple Lane	3	2.50	1,640	1997	\$579,000	\$564,000	06/11/2007	17
S	24516 Frampton Ave.	4	2.50	1,845	1992	\$629,000	\$587,000	06/25/2007	61
S	1353 Shadowbrook	3	2.50	2,018	1995	\$598,000	\$590,000	06/05/2007	114
S	1250 264th Street	4	3.00	2,057	1965	\$690,000	\$690,000	06/08/2007	38
S	1726 265th. Street	4	2.00	2,200	1942	\$739,000	\$699,000	06/30/2007	132