

## Sold Properties



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<b>Address:</b>	347 Hillcrest El Segundo 90245	<b>CurLPr:</b>	\$1,200,000
<b>MLS #:</b>	S958579	<b>LDate:</b>	11/21/2007
<b>Beds:</b>	3	<b>SDate:</b>	01/20/2008
<b>Baths:</b>	F:2 3Q:0 H:0	<b>Area:</b>	141
<b>SqFt:</b>	1,968	<b>\$/SF:</b>	\$513.21
<b>LotSF:</b>	6,098	<b>YBlt:</b>	1963
<b>SchDist:</b>	ElSegundo	<b>Pool:</b>	Yes
<b>View:</b>	CstView		
<b>Grg/Prk:</b>	AttGar		
		<b>OrigLPr:</b>	\$1,200,000
		<b>SalePr:</b>	\$1,010,000
		<b>DOM:</b>	9
		<b>CDOM:</b>	9
		<b>Stories:</b>	OneLvl

**Property Description:** Nicely Kept Ranch Style Home... Living Room, Open Kitchen With Garden Window, Dining Area With Parquet Floor, Large Family Room With Brick Fireplace With Hearth And Mantle...Upgrades Visable In Kitchen, Baths, Etc. Swimming Pool Is Currently Empty And Has A Safety Cover Over It. Property Has A Catalina To Malibu Ocean View On A Clear Day...Must See To Appreciate. There Is Also An Ocean View Office At The Back Of The House!!!



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<b>Address:</b>	622 W Sycamore Avenue El Segundo 90245	<b>CurLPr:</b>	\$1,150,000
<b>MLS #:</b>	S951170	<b>LDate:</b>	07/18/2007
<b>Beds:</b>	2	<b>SDate:</b>	01/11/2008
<b>Baths:</b>	F:1 3Q:1 H:0	<b>Area:</b>	141
<b>SqFt:</b>	2,578	<b>\$/SF:</b>	\$413.11
<b>LotSF:</b>	10,385	<b>YBlt:</b>	1967
<b>SchDist:</b>	ElSegundo	<b>Pool:</b>	No
<b>View:</b>	CityView		
<b>Grg/Prk:</b>	AttGar,2CarGar		
		<b>OrigLPr:</b>	\$1,399,000
		<b>SalePr:</b>	\$1,065,000
		<b>DOM:</b>	157
		<b>CDOM:</b>	157
		<b>Stories:</b>	TwoLvl

**Property Description:** One-Of-A-Kind Property!! Fabulous Victorian Manor Sits On A Beautiful, Elevated 10,300+ Sq.Ft. Lot! Dramatic Entry Opens To The Living Room With A Beautiful Marble Fireplace, Entertainer'S Bar (Includes Refrigerator & Stainless Sink), And Soaring 2-Story Vaulted Wood Ceilings W/Ceiling Fans. Enormous Chef'S Kitchen Overlooks The Living Room And Also Opens To The Backyard. Home Currently Has Two Bedrooms---Could Easily Be Converted To A Third Bedroom!! Family Room W/Fireplace Opens To The Backyard/Patio Area---Perfect For Entertaining!! Custom Paint & New Flooring Throughout. This Home Is The True Meaning Of "Curb Appeal"--With Custom Windows And Wrap-Around Front Porches!!! And The Entry/Living Room/Stairway To Kitchen Is Awesome!!! Lots Of Storage In Huge Attic,Garage,Etc.



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<b>Address:</b>	532 Virginia El Segundo 90245	<b>CurLPr:</b>	\$1,225,000
<b>MLS #:</b>	S960005	<b>LDate:</b>	01/03/2008
<b>Beds:</b>	4	<b>SDate:</b>	01/25/2008
<b>Baths:</b>	F:1 3Q:3 H:1	<b>Area:</b>	141
<b>SqFt:</b>	2,664	<b>\$/SF:</b>	\$450.45
<b>LotSF:</b>	7,148	<b>YBlt:</b>	1941
<b>SchDist:</b>		<b>Pool:</b>	No
<b>View:</b>	CityView		
<b>Grg/Prk:</b>	DetGar,3CarGar		
		<b>OrigLPr:</b>	\$1,225,000
		<b>SalePr:</b>	\$1,200,000
		<b>DOM:</b>	9
		<b>CDOM:</b>	9
		<b>Stories:</b>	TwoLvl

**Property Description:** This Impeccably Maintained 4 Bed., 4.5 Ba. Home Is Centrally Located In The Heart Of Downtown El Segundo, Close To Restaurants, Shops, Schools, Parks And Beach. Recent Renovations And Upgrades Include All New Dual-Paned Windows, New Carpet, Newer Roof, Recessed Lighting, Forced Air And Heat.. Huge Family Room Is Perfect For Entertaining And Features A Custom Build In Entertainment Center,Brand New Bath., Wet Bar (Kitchenette) With Granite Counter Tops, Custom Cabinets And Dishwasher..French Doors Lead To A Private Back Yard.Above The Three Car Garage, You'Li Love The Beautifully Renovated, Large Guest Suite Or Home Office (Not Included In Total Sq. Ft.). It Has A Separate Entrance And A Bright And Airy Open Plan Living Area That Nicely Incorporates A Kitchen, Living Room And Bedroom.

## Sold Properties



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**Address:** 508 Penn El Segundo 90245  
**MLS #:** S938317      **LDate:** 12/05/2006  
**Beds:** 5      **SDate:** 01/07/2008  
**Baths:** F:4 3Q:0 H:0      **Area:** 141  
**SqFt:** 3,700      **\$/SF:** \$418.92  
**LotSF:** 6,000      **YBl:** 2007  
**SchDist:** ElSegundo      **Pool:** No  
**View:**  
**Grg/Prk:** AttGar,3+CarGar

**CurLPr:** \$1,569,000  
**OrigLPr:** \$1,849,900  
**SalePr:** \$1,550,000  
**DOM:** 329  
**CDOM:** 329  
**Stories:** TwoLvl

**Property Description:** This Stunning Newest And Most Modern Home Is Situated In The Fabulous Location In El Segundo Overlooking Rec Park. Over 3,700 Sq. Ft. Of Living Space With 3 Decks, 4 Balconies, Huge Living Room, Family Room, Formal Dining Room, Huge Bedrooms, Magnificent Master Bath With His And Hers Walk In Closets, Breakfast Nook, Full Service Laundry Room, 3.5 Car Garage With Private Entrance. Professional Chef-Style Kitchen With Center Island And Beautiful Cherry Wood Cabinetry, Granite Counter Tops And Viking Appliances, 2 Dishwashers, Walk In Pantry, Beverage Fridge, Giant 48 Inch Refrigerator, Stainless Steel Hood And Trash Compactor, Range, 2 Ovens. Beautiful Travertine And Wood Floors Throughout, 3 Fireplaces, Built-Ins In The Office, Casement Windows, Cast Iron Piping, 2X6 Wall Construction.



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**Address:** 1426 E Mariposa El Segundo 90245  
**MLS #:** S958056      **LDate:** 11/08/2007  
**Beds:** 5      **SDate:** 01/18/2008  
**Baths:** F:4 3Q:0 H:1      **Area:** 141  
**SqFt:** 3,950      **\$/SF:** \$407.08  
**LotSF:** 7,039      **YBl:** 2007  
**SchDist:** ElSegundo      **Pool:** No  
**View:**  
**Grg/Prk:** AttGar,3CarGar

**CurLPr:** \$1,729,000  
**OrigLPr:** \$1,729,000  
**SalePr:** \$1,607,950  
**DOM:** 33  
**CDOM:**  
**Stories:** TwoLvl

**Property Description:** Spectacular Spanish Mediterranean Brand New Construction Family Home. Impeccable Attention To Detail, Design & Quality. This Spacious Home Boasts An Open Floor Plan With 5 Bedrooms, 4.5 Baths. Gourmet Kitchen Features Thermador Professional Appliances, Miele Dishwasher, Center Island With Prep Sink And Wine Refrigerator. Extensive Use Of Granite, Limestone, Travertine And Hardwood. Beautiful Iron & Alderwood Stairway. Master Suite W/Cathedral Ceilings, Balcony, Gas Fireplace, Spa Tub & Separate Rain Shower, Walk-In Closet W/Skylight. Bonus Loft Area Upstairs. 3 Car Garage W/Custom Door, Speakers Wiring For Tv. Backyard Plumbed For Gas & Electric. Cat 5 Wiring, Central Air & Heat. Security System W/ 8 Cameras.



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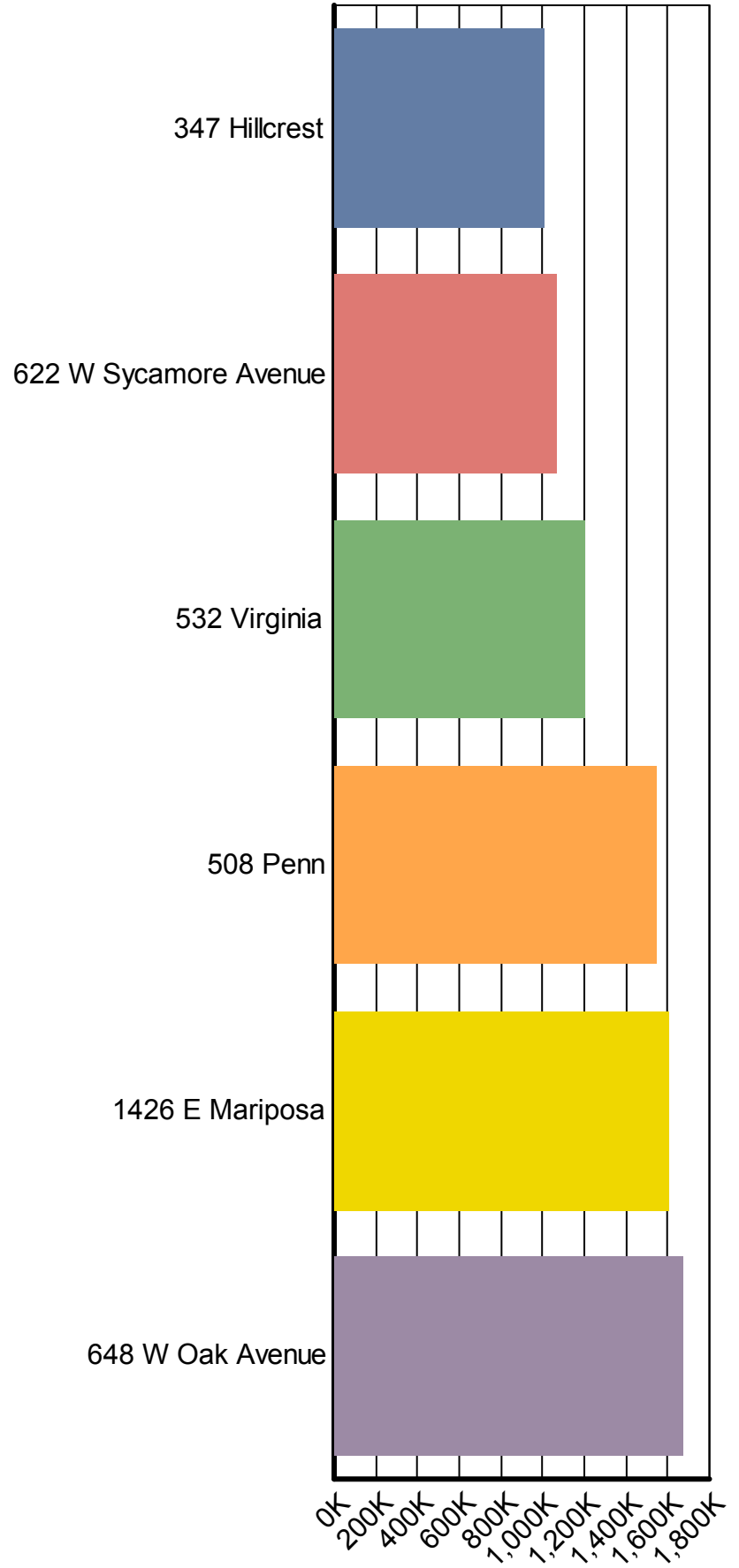
**Address:** 648 W Oak Avenue El Segundo 90245  
**MLS #:** S955782      **LDate:** 10/01/2007  
**Beds:** 5      **SDate:** 01/31/2008  
**Baths:** F:4 3Q:0 H:1      **Area:** 141  
**SqFt:** 4,020      **\$/SF:** \$416.67  
**LotSF:** 7,292      **YBl:** 2006  
**SchDist:** ElSegundo      **Pool:** No  
**View:** CstView  
**Grg/Prk:** 3+CarGar

**CurLPr:** \$1,729,000  
**OrigLPr:** \$1,769,000  
**SalePr:** \$1,675,000  
**DOM:** 85  
**CDOM:** 339  
**Stories:** TwoLvl

**Property Description:** Ocean View, Spanish Style, New Home. Great Area With Views To Malibu, 5-Bedrooms/4.5Baths Of Luxury Space. Upstairs Great Room. Kitchen, Dining, Office, Bedroom&Bath, 2 Fireplaces, Coffered Ceilings, Beautiful Hardwood Floors, And Natural Stone/Granite. 4-Bedrooms Downstairs, Laundry Room, Grand Foyer Leads To A Pool-Sized Very Large Back Yard. 3 Car Garage.

**Sold Properties**

Total # of Listings	<b>6</b>
Lowest Price	<b>\$1,010,000</b>
Highest Price	<b>\$1,675,000</b>
Average Price	<b>\$1,351,325</b>
Avg. Price/SqFt	<b>\$436.57</b>
Avg CDOM	<b>169</b>

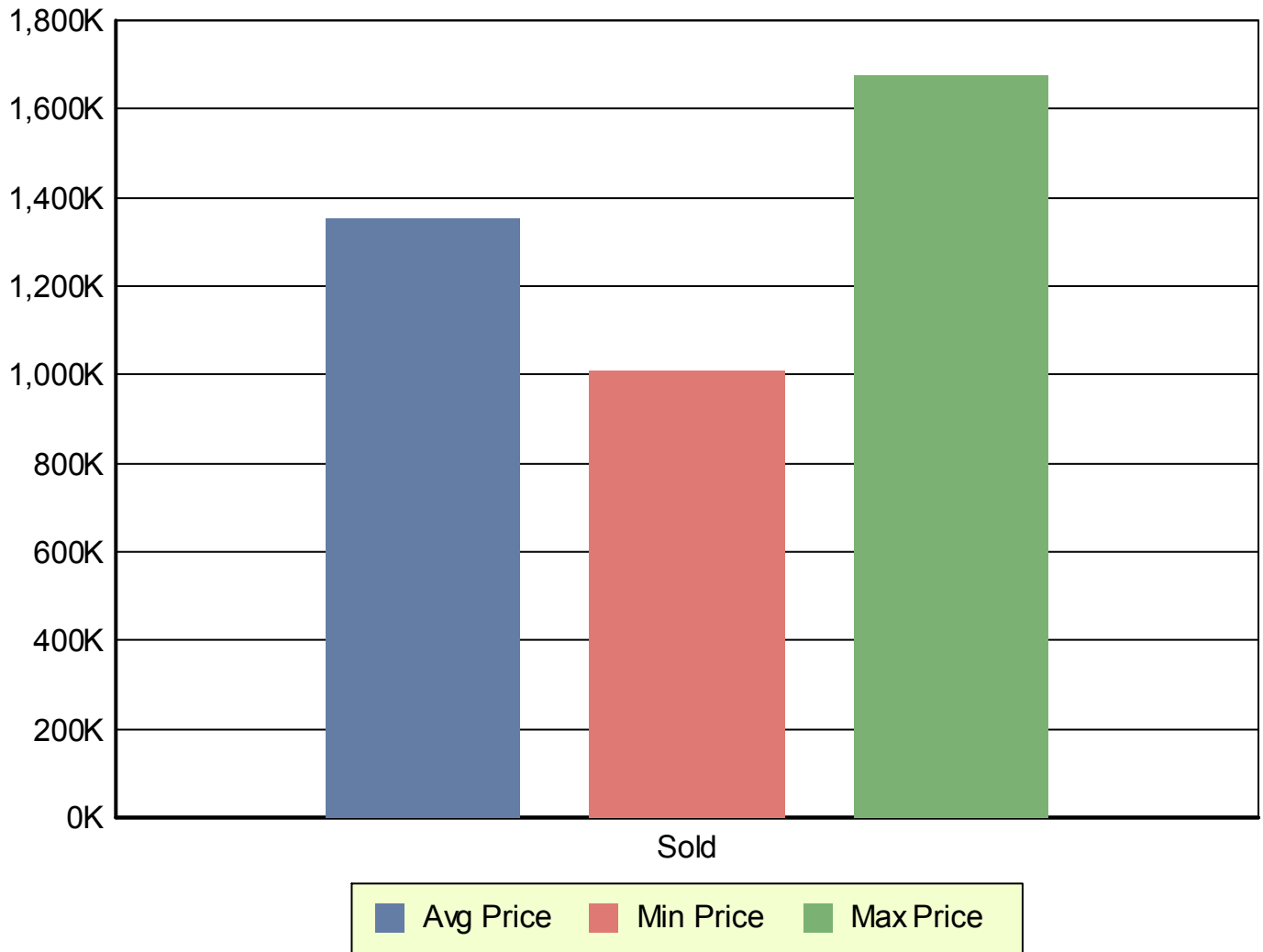


Date: 2/2/2008

# CMA Pro Report

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## Summary Graph/Analysis



### Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$1,010,000	\$1,675,000	\$1,351,325	\$436.57
	<b>\$1,010,000</b>	<b>\$1,675,000</b>	<b>\$1,351,325</b>	<b>\$436.57</b>

## CMA Pro Report

**Sold Property Analysis**

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
347 Hillcrest El Segundo	\$1,200,000	\$1,010,000	9	-%15.83	\$513.21
622 W Sycamore Avenue El Segundo	\$1,150,000	\$1,065,000	157	-%7.39	\$413.11
532 Virginia El Segundo	\$1,225,000	\$1,200,000	9	-%2.04	\$450.45
508 Penn El Segundo	\$1,569,000	\$1,550,000	329	-%1.21	\$418.92
1426 E Mariposa El Segundo	\$1,729,000	\$1,607,950		-%7.00	\$407.08
648 W Oak Avenue El Segundo	\$1,729,000	\$1,675,000	339	-%3.12	\$416.67
	<b>\$1,433,667</b>	<b>\$1,351,325</b>	<b>169</b>	<b>-%6.10</b>	<b>\$436.57</b>

## CMA Pro Report

## Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	347 Hillcrest	3	2.00	1,968	1963	\$1,200,000	\$1,010,000	01/20/2008	9
S	622 Sycamore Avenue W	2	2.00	2,578	1967	\$1,150,000	\$1,065,000	01/11/2008	157
S	532 Virginia	4	4.50	2,664	1941	\$1,225,000	\$1,200,000	01/25/2008	9
S	508 Penn	5	4.00	3,700	2007	\$1,569,000	\$1,550,000	01/07/2008	329
S	1426 Mariposa E	5	4.50	3,950	2007	\$1,729,000	\$1,607,950	01/18/2008	
S	648 Oak Avenue W	5	4.50	4,020	2006	\$1,729,000	\$1,675,000	01/31/2008	339