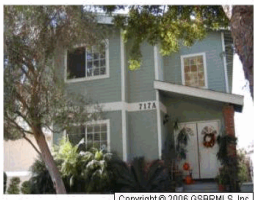


Comparative Market Analysis

Listing Details

February 08, 2008

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717 JUANITA N A

Status:	Closed Sale	Bedrooms:	4
List Date:	09/17/2007	Bathrooms:	2
Area:	S Redondo Bch-N Of Tor	Sqft:	2176
LP:	\$859,000	SP:	\$850,000
Listed:	09/17/2007	Built:	1988
DOM:	79	Lot Size:	3,031

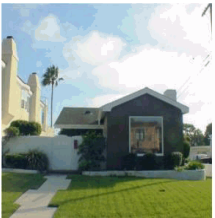
COMPLETE INTERIOR PAINTED, NEW STOVE, MICROWAVE, AND GARBAGE DISPOSAL. Detached front Townhome with ocean view from kitchen, living area and large balcony. Total of 2 exterior decks, one enclosed with screens. Great floor plan with separate dining and living areas. Dual pane windows, master bath remodeled. Wine storage and utility room off of the garage. From this convenient location, walk to beach and shopping. Located on a very quiet street



412 Avenue F

Status:	Closed Sale	Bedrooms:	5
List Date:	09/11/2007	Bathrooms:	3
Area:	South Redondo Bch-S Of	Sqft:	2438
LP:	Tor	SP:	\$800,000
Listed:	\$819,000	Built:	1960
DOM:	09/11/2007	Lot Size:	5,497

This is a legal Duplex on a great street two blocks to the Riviera Village and a short walk to the beach. The property is sold as a tear down. Please do not enter the property, as it is boarded up. Property is sold AS IS. The sale requires court confirmation (with the overbid rules)



616 Avenue A

Status:	Closed Sale	Bedrooms:	2
List Date:	10/16/2007	Bathrooms:	1
Area:	South Redondo Bch-S Of	Sqft:	1330
LP:	Tor	SP:	\$858,000
Listed:	\$898,000	Built:	1942
DOM:	10/16/2007	Lot Size:	6,080

BRIGHT AND CLEAN WITH A HUGE FAMILY ROOM. REMODELED KITCHEN AND BATHROOMS. OCEAN VIEW FROM THE MASTER BEDROOM. DETACHED GARAGE AND POTENTIAL FOR MORE PARKING SPACES IF NEEDED. CORNER LOT WITH AN ALLEY. NEWER STYLE WATERLESS WATER HEATER

Comparative Market Analysis

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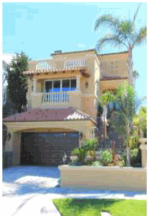
This page details the comparable listings contained in this market analysis.



603 SAPPHIRE

Status:	Closed Sale	Bedrooms:	4
List Date:	07/14/2007	Bathrooms:	3
Area:	South Redondo Bch-S Of	Sqft:	3620
LP:	Tor	SP:	\$1,642,024
Listed:	\$1,719,000	Built:	1993
DOM:	07/14/2007	Lot Size:	4,988

WHAT A MAGNIFICENT PROPERTY! PRIME LOCATION IN A PRESTIGIOUS AREA OF SOUTH REDONDO BEACH! BEAUTIFULLY MAINTAINED THROUGHOUT! FABULOUS PANORMAIC OCEAN VIEWS FROM PALOS VERDES TO MALIBU FROM THE LIVING ROOM, MASTER SUITE, VIEWING PATIO/DECK AND ROOF TOP DECK! GOURMET CHEFS KITCHEN WAS TOTALLY REMODELED AND FEATURES GRANITE COUNTERS, 6 BURNER 'DOCAR' PROFESSIONAL COOKTOP, SUBZERO, 2 DRAWER 'FISHER-PAYKEL' DISHWASHER, DOUBLE CONVECTION OVENS, CENTER ISLAND BREAKFAST BAR, GARDEN WINDOW PLUS A LARGE WALK-IN PANTRY! FAMILY ROOM HAS A FIREPLACE, 'SURROUND SOUND' AND WET BAR WITH DOORS OPENING INTO THE BACK YARD AND PATIO! LARGE FORMAL DINING WITH 'SURROUND SOUND' AND SPACIOUS STEP-DOWN FORMAL LIVING ROOM WITH FIREPLACE AND DOORS EXITING TO THE WONDERFUL VIEWING PATIO/DECK! DOUBLE DOORED ENTRY INTO THE MASTER SUITE WITH PANORMIC VIEWS AND ITS OWN DECK PLUS FIREPLACE! MASTER BATH HAS A SPA TUB PLUS LARGE SEPARATE SHOWER, DOUBLE SINKS AND WALK-IN CLOSET WITH BUILT-INS. JACK AND JILL BEDR



528 Gertruda S

Status:	Closed Sale	Bedrooms:	5
List Date:	09/12/2007	Bathrooms:	3
Area:	South Redondo Bch-S Of	Sqft:	4631
LP:	Tor	SP:	\$2,000,000
Listed:	\$2,199,000	Built:	1992
DOM:	09/12/2007	Lot Size:	5,205

Views, Views, Views! You won't believe the amazing panoramic ocean views. This fabulous Mediterranean homes includes 5 beds, 4.5 baths and has just been painted inside and out. Incredibly cozy and inviting for such a big house. Views forever from both the upstairs living space and the Master suite and don't miss the roof top deck. The inviting decks are finished in new slate stone. Open Kitchen with huge center island, double ovens, skylight, dumbwaiter and eat-in area opens to the den. BBQ area immediately off the kitchen. Master suite with dual sinks, oversized soaking tub, double sided fireplace and custom walk-in closet. State-of-the-art security system with TV monitors. Rich colors used throughout the open floorplan. Newly landscaped grassy backyard. Tons of storage, 2 car garage and wine storage closet.



1301 Catalina S J

Status:	Closed Sale	Bedrooms:	2
List Date:	06/01/2007	Bathrooms:	2
Area:	South Redondo Bch-S Of	Sqft:	1500
LP:	Pch	SP:	\$745,000
Listed:	\$749,000	Built:	1982
DOM:	06/01/2007	Lot Size:	25,025

13 Newly upgraded 2 & 3 bed all 2 1/2 ba townhomes. Cherrywood cabinets with granite, and stainless appliances. Hardwood floors in living area, carpeted bedrooms. Travertine and marble baths. Pedestal sinks in 1/2 bath, Fireplaces with decorative mantels, washer & dryer hookups, walk-in closets, vaulted ceilings, sub-ter. parking for 2cars plus storage cabinet. All new lush tropical landscaping ONE UNIT LEFT - PRICE REDUCED TO SELL - End unit, additional windows and this unit is the most convenient location to parking and common area.

Comparative Market Analysis

Listing Details

February 08, 2008

This page details the comparable listings contained in this market analysis.



240 Broadway S 12

Status:	Closed Sale	Bedrooms:	3
List Date:	10/08/2007	Bathrooms:	2
Area:	South Redondo Bch-S Of	Sqft:	1735
LP:	Pch	SP:	\$710,000
Listed:	\$749,000	Built:	1986
DOM:	10/08/2007	Lot Size:	1,873

Sunny end unit just steps to the water! Very clean with spacious rooms. French doors, plantation shutters plus newer quality wood laminate flooring. Delightful window bench seat in living room. Four large balconies. 2 car direct access garage with large storage closet. Private loft office area with large attic storage access. Newer heater and roof. Laundry area with gas dryer hook ups. Small well maintained complex with 3 guest parking spaces. Tax rolls show property as 3 bedrooms. Lower bedroom has window but does not have closet. Buyer to verify.



514 Francisca N A

Status:	Closed Sale	Bedrooms:	4
List Date:	09/18/2007	Bathrooms:	2
Area:	South Redondo Bch-S Of	Sqft:	1636
LP:	Pch	SP:	\$799,000
Listed:	\$799,000	Built:	1999
DOM:	09/18/2007	Lot Size:	6,000

Seller serious HUGE price reduction. One of lowest price townhomes west of PCH. Walking distance to Bch & Pier and half block from shopping, banking and restaurants. Seller originally paid \$870K for this home in 2005. Seller then added \$28,000 in upgrades. Home shows like a model. Home is exceptionally light & airy. Has a surround sound system, oak hardwood floors and Hunter Douglas Plantation Shutters. Built-in bookcase & desk in 4th bedroom-used as an office. Huge master with double door entry. This is a front end unit with a peak-a-boo ocean view from dining area & mstr bdrm. LR, dining area & kit. open to the balcony which makes for a great entertainment area. This will be a short pay for \$60K plus comms. & closing costs. Seller ready to negotiate with the holder of 2nd TD.



315 Garnet B

Status:	Closed Sale	Bedrooms:	4
List Date:	10/12/2007	Bathrooms:	2
Area:	South Redondo Bch-S Of	Sqft:	2459
LP:	Pch	SP:	\$770,000
Listed:	\$799,900	Built:	2000
DOM:	10/12/2007	Lot Size:	0

Beautiful 4 bedroom townhome with new paint thruout and brand new maple hardwood floors! This is a beauty and a steal at the price! Private Master retreat on top floor includes built in refrigerator, 2 organized closets, large soaking tub and a huge shower with seat. When you get ready to go downstairs, you'll find 3 generous sized bedrooms and a full bath on this level. On the entry level, your gourmet kitchen with stainless appliances, an island with seating for 4, granite counters and maple cabinets are waiting for the chef in you to start cooking! This is the level with new maple hardwood in the kitchen/family room, formal dining room and living room. Do you want to watch TV? Just go downstairs to the garage level and enjoy your Media Room! ...Or maybe it's the kids playroom?! There is also a lovely patio where you enter the home with just enough garden for your green thumb or room for your puppy. If you ever want to venture out, you are just 2 blocks to the beach, 3 blocks

Comparative Market Analysis

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February 08, 2008

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130 The Village 401

Status:	Closed Sale	Bedrooms:	2
List Date:	10/19/2007	Bathrooms:	2
Area:	South Redondo Bch-S Of	Sqft:	1330
LP:	Pch	SP:	\$795,000
Listed:	\$855,000	Built:	1980
DOM:	10/19/2007	Lot Size:	1,154

This rare top floor corner location at Seascape II affords spectacular ocean views from living room, dining area, spacious deck and kitchen. With high ceilings, floor to ceiling glass doors and three skylights it is flooded with light. The dramatic entry has marble floors and a skylight. The kitchen also has a skylight and has been updated with granite counters. There is a walk-in laundry room/pantry. The unit has fresh paint and new carpet and sparkles from top to bottom. Seascape II is a luxury, resort style gated complex located just a few steps from beaches, restaurants, marina and bike path. It has a year round heated pool, two spas, two saunas and a gym.



607 Broadway S 10

Status:	Closed Sale	Bedrooms:	4
List Date:	09/19/2007	Bathrooms:	2
Area:	South Redondo Bch-S Of	Sqft:	1947
LP:	Pch	SP:	\$860,000
Listed:	\$899,000	Built:	1979
DOM:	09/19/2007	Lot Size:	2,396

This most desirable tri-level townhome is located on one of the most sought after streets in the beach cities and only 2 short blocks to the beach. The 4 bedrooms are extra large especially the master suite with walk in closet and vaulted ceiling. The extra large, nicely landscaped yard is approximately 1000sf and has an in ground spa. Perfect for entertaining, kids and pets. This home has a popular contemporary style with black granite entry and fireplace surround in the spacious living room also with high vaulted ceilings. This great floor plan also provides for a large formal dining room overlooking the living room and convenient to the kitchen and family room area as well.

This oversized attached garage is great for those SUV's that are hard to fit.



318 Broadway S A

Status:	Closed Sale	Bedrooms:	3
List Date:	08/10/2007	Bathrooms:	2
Area:	South Redondo Bch-S Of	Sqft:	2056
LP:	Pch	SP:	\$1,100,000
Listed:	\$1,149,000	Built:	1999
DOM:	08/10/2007	Lot Size:	6,000

Luxurious Mediterranean free-standing, front unit Townhome with ocean view, and over 2050 sq ft of ocean breeze-filled living space. Just steps to the Beach, Veterans Park, and Redondo Pier. The reverse open floor plan takes advantage of the ocean breeze and views as it opens onto a rare, large covered lanai complete with gas barbeque. The home's amenities include 2 granite fireplaces, cathedral ceilings, granite countertops throughout, loads of kitchen cabinets and all appliances, separate first-floor laundry room with washer/dryer included. The large master bedroom has its own fireplace, and "Custom California" walk-in closet. The master bathroom is marble with a large Jacuzzi spa tub and huge separate marble shower with a large bench. Location is awesome, and it shows like a model!

There is an option to build a rooftop deck that will have panoramic ocean views. All appliances are included!

Comparative Market Analysis

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February 08, 2008

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424 BROADWAY N D

Status:	Closed Sale	Bedrooms:	4
List Date:	10/02/2007	Bathrooms:	2
Area:	South Redondo Bch-S Of	Sqft:	2702
LP:	Pch	SP:	\$1,125,000
Listed:	\$1,169,000	Built:	2005
DOM:	10/02/2007	Lot Size:	10,000

Beautiful through-out. End unit enjoys lots of windows including a large bay window flooding the home with light. Foyer on the second level with a large open area that has many uses, now an office. There are two bedrooms on this floor and a full bath along with the Master Suite and lavish Bath complete with custom dual Head shower. Downstairs is a fourth bedroom converted to a family/media room with its own bathroom and custom dual head Shower. Top floor has an open great room effect with Brazilian oak flrs.. The living room is highlighted with fireplace and ocean view deck. Gourmet kitchen is gorgeous w/ built in G.E. Monogram Refrigerator, 4 burner stove and convection oven. Custom cabinetry surrounded by the granite counters. Finished cabinets & drawers built in the Living rm. to match. The dining area is open to the living floor, perfect for entertaining. Dual zoned air conditioning. Designer colors and custom shutters makes this home a show place. There is a three stop dumb waiter