

Sold Properties



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Address: 26121 Frampton #E, Harbor City 90710
MLS #: S948349 **LDate:** 05/29/2007
Beds: 2 **SDate:** 10/02/2007
Baths: F:3 3Q:0 H:0 **Area:** 124
SqFt: 1,008 **\$/SF:** \$371.03
LotSF: 1,589 **YBl:** 1986
SchDist: **Pool:** No
View:
Grg/Prk: 2CarGar

CurLPr: \$374,000
OrigLPr: \$398,500
SalePr: \$374,000
DOM: 127
CDOM: 127
Stories: SpltLvl

Property Description: All Appliances Included + 2K Carpet Allowence. Secluded, Private Cambridge Court Townhouse Encompasses A Living Room With A Wood Burning Fireplace & Access To A Paved Personal Patio Area. The Oversized Kitchen Is Very Bright. Master Bedroom Is Extra Large And Complimented With A Cathedral Ceiling. Bathrooms Are Spacious And Light. Larger Attached Two-Car Garage Completes This Home With Laundry Hookups. Lots Of Potential For The Buyer With Vision.



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Address: 26125 Frampton #A, Harbor City 90710
MLS #: S948371 **LDate:** 06/04/2007
Beds: 3 **SDate:** 10/02/2007
Baths: F:2 3Q:1 H:0 **Area:** 124
SqFt: 1,161 **\$/SF:** \$357.45
LotSF: 1,590 **YBl:** 1987
SchDist: **Pool:** Yes
View:
Grg/Prk: AttGar

CurLPr: \$429,000
OrigLPr: \$429,000
SalePr: \$415,000
DOM: 65
CDOM: 65
Stories: 3+Lvl

Property Description: Beautiful End Unit..... Laminate Wood Floors.... Ceiling Fans ...Great Location Well Established Cambridge Court Complex...Pool Spa All The Amenities ...Wonderful Gated Community



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Address: 1504 252nd Harbor City 90710
MLS #: S941838 **LDate:** 02/19/2007
Beds: 3 **SDate:** 10/23/2007
Baths: F:2 3Q:0 H:1 **Area:** 124
SqFt: 2,046 **\$/SF:** \$253.67
LotSF: 3,663 **YBl:** 1988
SchDist: **Pool:** No
View:
Grg/Prk: AttGar

CurLPr: \$519,000
OrigLPr: \$639,000
SalePr: \$519,000
DOM: 205
CDOM: 205
Stories: TwoLvl

Property Description: Perfect Home & Price, A White Picket Fence Surrounds This Charming Cape Cod Style Home On A Beautiful Tree Lined Street. The Corner Lot Offers Great Curb Appeal. Delightful, Warm Living Room With Soaring Vaulted Ceiling, Invites Family Enjoyment. Brick Fireplace Adds A Cozy Touch! Modern Kitchen Including Oak Cabinets, Ceramic Tile Counters, And A Step-Saving Breakfast Bar For Busy Mornings. Sliding Doors From Family Room Lead To The Rear Yard. Master Suite Has Two Walk In Closets. Master Bath Offers Separate Stall Shower, As Well As Tub And Double Sinks. Ceramic Tile Flooring Throughout Entry, Hall, Kitchen, Family Room And Dining Room. Attached Double Garage. Automatic Sprinklers. Great Condition & Great Price, A Must See!!

CMA Pro Report

Sold Properties



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Address: 26437 Ozone Avenue Harbor City 90710
MLS #: S952077 **LDate:** 08/01/2007
Beds: 2 **SDate:** 10/12/2007
Baths: F:1 3Q:0 H:0 **Area:** 124
SqFt: 871 **\$/SF:** \$602.76
LotSF: 5,431 **YBl:** 1942
SchDist: **Pool:** No
View:
Grg/Prk: DetGar

CurLPr: \$525,000
OrigLPr: \$525,000
SalePr: \$525,000
DOM: 20
CDOM: 20
Stories: OneLvl

Property Description: Simply Adorable Two Bedroom Home With Hardwood Floors. Extra Large Lot Is Two Parcels, Over 6700 Sq. Ft. Move In And Enjoy The Big Back Yard, Perfect For Entertaining And Summer Bbq'S. The Seller Is Working With The City To Start The Drive Way Repairs.



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Address: 1643 256th Harbor City 90710
MLS #: P948491 **LDate:** 06/06/2007
Beds: 5 **SDate:** 10/02/2007
Baths: F:2 3Q:1 H:0 **Area:** 124
SqFt: 2,375 **\$/SF:** \$304.00
LotSF: 9,016 **YBl:** 1947
SchDist: LosAngeles **Pool:** No
View:
Grg/Prk: DetGar

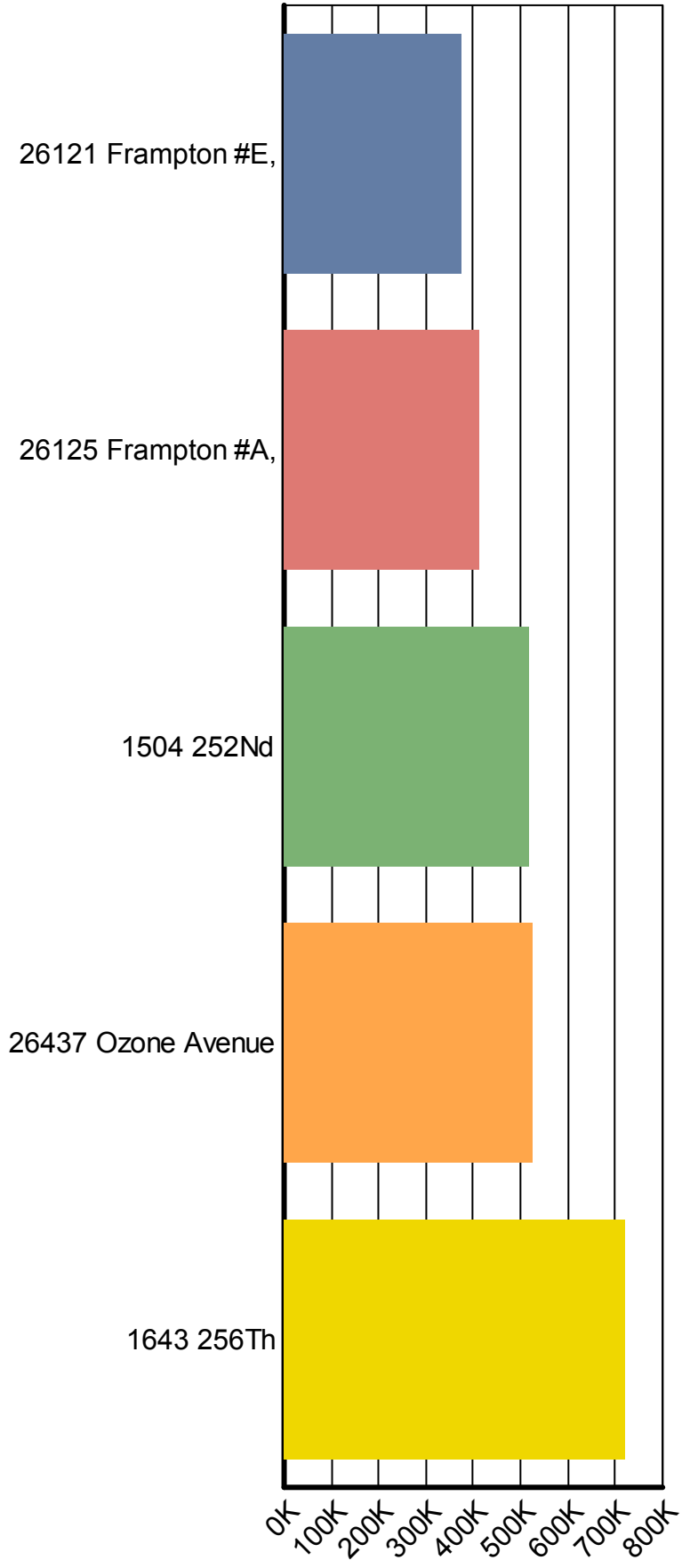
CurLPr: \$722,000
OrigLPr: \$742,000
SalePr: \$722,000
DOM: 79
CDOM: 79
Stories: OneLvl

Property Description: Main House: Tucked Away On A Charming Tree-Lined Street Discover This Wonderful Home. With 3-Bedrooms And 2-Baths This Home Is Spacious, Bright And Comfortable. The Home Boasts New Paint, Inside And Out. Refinished Hardwood Floors And New Mantle Over The Gas/Wood Fireplace. The Home Is Filled With Light, Open And Spacious. Also, Huge Kitchen, Seperate Laundry Room, Dining Room, Living Room, Front Porch. And That'S Not All! Don'T Forget About The Detached Second Home Included! Central Heat & A/C.Back House: Entended Family, Guests, Tenants, Home Office - Whatever Your Needs This Complete Home Is Perfect. Suprisingly Spacious At Approx 1000 Sqft With Full Kitchen, (Cont)

CMA Pro Report

Sold Properties

Total # of Listings	5
Lowest Price	\$374,000
Highest Price	\$722,000
Average Price	\$511,000
Avg. Price/SqFt	\$377.78
Avg CDOM	99

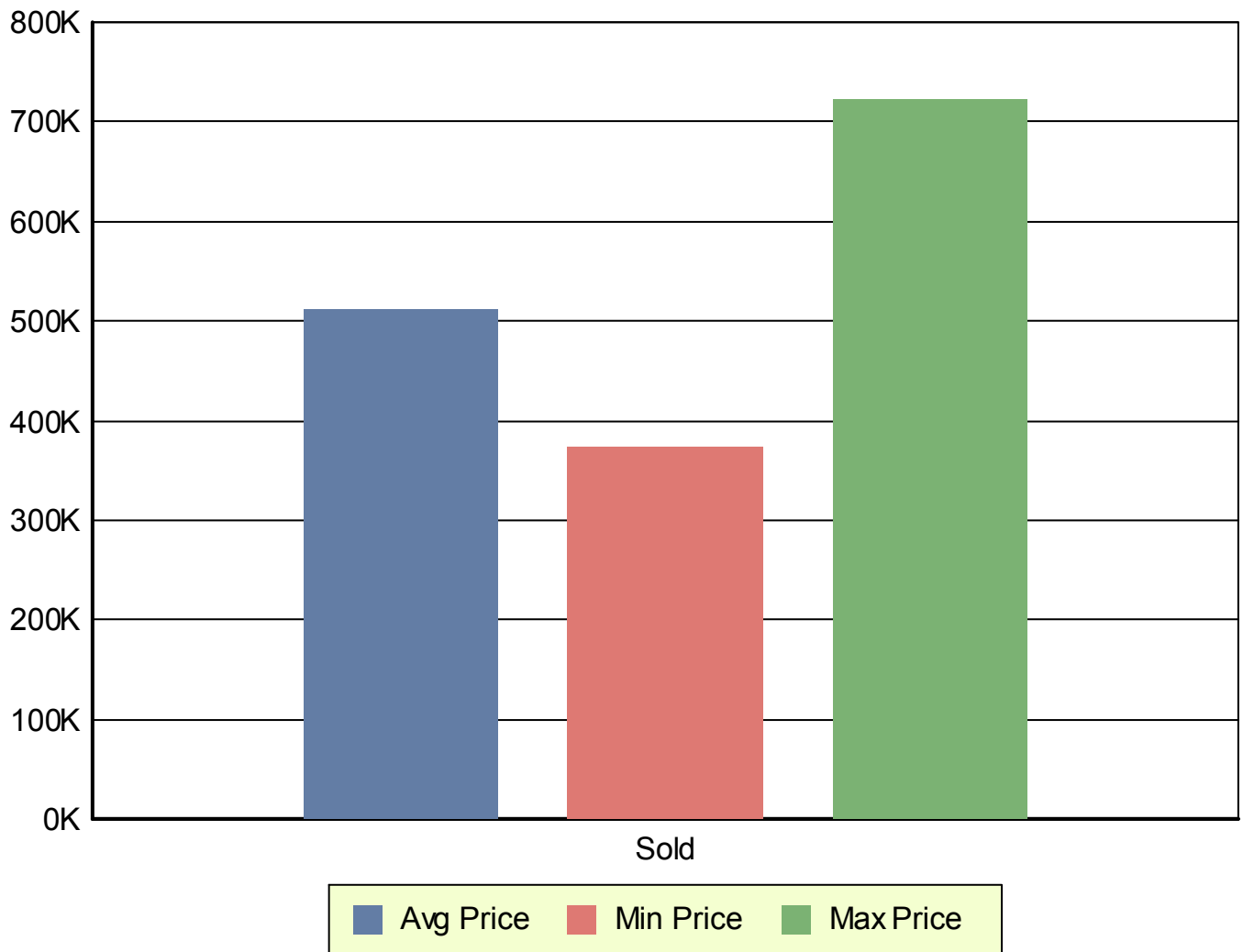


Date: 10/31/2007

CMA Pro Report

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Summary Graph/Analysis



Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$374,000	\$722,000	\$511,000	\$377.78
	\$374,000	\$722,000	\$511,000	\$377.78

CMA Pro Report

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
26121 Frampton #E, Harbor City	\$374,000	\$374,000	127	%0.00	\$371.03
26125 Frampton #A, Harbor City	\$429,000	\$415,000	65	-%3.26	\$357.45
1504 252nd Harbor City	\$519,000	\$519,000	205	%0.00	\$253.67
26437 Ozone Avenue Harbor City	\$525,000	\$525,000	20	%0.00	\$602.76
1643 256th Harbor City	\$722,000	\$722,000	79	%0.00	\$304.00
	\$513,800	\$511,000	99	%-0.65	\$377.78

CMA Pro Report

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	26121 Frampton E	2	3.00	1,008	1986	\$374,000	\$374,000	10/02/2007	127
S	26125 Frampton A	3	3.00	1,161	1987	\$429,000	\$415,000	10/02/2007	65
S	1504 252nd	3	2.50	2,046	1988	\$519,000	\$519,000	10/23/2007	205
S	26437 Ozone Avenue	2	1.00	871	1942	\$525,000	\$525,000	10/12/2007	20
S	1643 256th	5	3.00	2,375	1947	\$722,000	\$722,000	10/02/2007	79