

## Sold Properties



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**Address:** 4840 133rd Hawthorne 90250  
**MLS #:** R948826      **LDate:** 06/11/2007  
**Beds:** 2      **SDate:** 10/04/2007  
**Baths:** F:1 3Q:1 H:0      **Area:** 107  
**SqFt:** 910      **\$/SF:** \$527.47  
**LotSF:** 5,280      **YBlt:** 1952  
**SchDist:** LosAngeles      **Pool:** No  
**View:**  
**Grg/Prk:** DetGar,2CarGar

**CurLPr:** \$489,900  
**OrigLPr:** \$489,900  
**SalePr:** \$480,000  
**DOM:** 104  
**CDOM:** 104  
**Stories:** OneLvl

**Property Description:** 2 Bedroom, 2 Bath



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**Address:** 4874 W 130th Hawthorne 90250  
**MLS #:** S949257      **LDate:** 06/18/2007  
**Beds:** 3      **SDate:** 10/29/2007  
**Baths:** F:1 3Q:1 H:0      **Area:** 107  
**SqFt:** 1,340      **\$/SF:** \$384.33  
**LotSF:** 5,280      **YBlt:** 1952  
**SchDist:** Wise      **Pool:** No  
**View:** PanoView  
**Grg/Prk:** DetGar

**CurLPr:** \$525,000  
**OrigLPr:** \$545,000  
**SalePr:** \$515,000  
**DOM:** 86  
**CDOM:** 86  
**Stories:** OneLvl

**Property Description:** \*Here'S Premium Quality.... Welcome!

- \*Wiseburn Schools
- \*3 Bedrooms
- \*1.75 Bath
- \*Huge Master Bedroom 14'X17'
- \*Original Wood Floors Throughout
- \*Newly Tiled Kitchen And Oak Cabinets
- \*2 Car Detatched Garage
- \*Bonus Room Behind Garage
- \*New Energy Efficient Sound Proof Windows
- \*Laundry Room
- \*Copper Plumbing
- \*Open Floor Plan



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**Address:** 4905 W 133rd St. Hawthorne 90250  
**MLS #:** S950628      **LDate:** 07/11/2007  
**Beds:** 3      **SDate:** 10/05/2007  
**Baths:** F:1 3Q:0 H:1      **Area:** 107  
**SqFt:** 1,168      **\$/SF:** \$446.92  
**LotSF:** 5,280      **YBlt:** 1947  
**SchDist:**      **Pool:** No  
**View:**  
**Grg/Prk:** 2CarGar

**CurLPr:** \$519,900  
**OrigLPr:** \$549,000  
**SalePr:** \$522,000  
**DOM:** 57  
**CDOM:** 57  
**Stories:** OneLvl

**Property Description:** One Of Wiseburns Best Streets. Super Nice Wiseburn Home Offers 3 Bedrooms And Den Or Den Can Be Used As 4Th Bedroom. Beautiful Remodeled Kitchen With Stainless Steel Appliances And Granite Counters. Hardwood Floors Throughout. Property Has Been In The Family For Over 30 Years. This Is A Must See! Move In Condition! Priced Reduced !! Great Deal!! Offer Must Have Proof Of Fico Score. Seller Is Very Motivated!! Award Winning Wiseburn School District...

## Sold Properties



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**Address:** 13208 Isis Hawthorne 90250  
**MLS #:** S950472      **LDate:** 07/06/2007  
**Beds:** 3      **SDate:** 10/17/2007  
**Baths:** F:2 3Q:0 H:0      **Area:** 107  
**SqFt:** 1,120      **\$/SF:** \$525.89  
**LotSF:** 5,000      **YBlt:** 1955  
**SchDist:** Wise      **Pool:** No  
**View:**  
**Grg/Prk:** AttGar

**CurLPr:** \$609,000  
**OrigLPr:** \$609,000  
**SalePr:** \$589,000  
**DOM:** 39  
**CDOM:** 39  
**Stories:** OneLvl

**Property Description:** Hollyglen Probate. Newer Driveway And Brickwork, Plumbing Appears To Be Copper. Hardwood Floors. Home Is A 44 Plan. Court Confirmation Required. Sold As Is No Repairs.



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**Address:** 5320 125th Street Hawthorne 90250  
**MLS #:** S951325      **LDate:** 07/18/2007  
**Beds:** 3      **SDate:** 10/01/2007  
**Baths:** F:1 3Q:0 H:0      **Area:** 107  
**SqFt:** 1,579      **\$/SF:** \$379.99  
**LotSF:** 5,057      **YBlt:** 1950  
**SchDist:**      **Pool:** No  
**View:**  
**Grg/Prk:** DetGar,2CarGar

**CurLPr:** \$615,000  
**OrigLPr:** \$629,000  
**SalePr:** \$600,000  
**DOM:** 45  
**CDOM:** 45  
**Stories:** OneLvl

**Property Description:** Great Home For Entertaining In A Huge Family Room (18' X 25' ) With Fireplace, Room For A Pool Table Plus Media Center, Room Is Wired For Surround Sound, Features Tile Floors & Sliders To Patio Area. Central Heating And Air Conditioning, Network Ready With Cable 5 Wiring, Freshly Painted Inter And Exterior, Well Manicured Yard With Sprinklers And A Drip System, 2 Car Detached Garage, Wiseburn School District.



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**Address:** 5315 127th Place Hawthorne 90250  
**MLS #:** S950928      **LDate:** 07/14/2007  
**Beds:** 4      **SDate:** 10/05/2007  
**Baths:** F:1 3Q:1 H:0      **Area:** 107  
**SqFt:** 1,541      **\$/SF:** \$408.83  
**LotSF:** 5,104      **YBlt:** 1950  
**SchDist:** Wise      **Pool:** No  
**View:**  
**Grg/Prk:** DetGar

**CurLPr:** \$649,000  
**OrigLPr:** \$659,000  
**SalePr:** \$630,000  
**DOM:** 54  
**CDOM:** 54  
**Stories:** OneLvl

**Property Description:** Spacious 4 Bedroom 1 3/4 Bath. New Interior And Exterior Paint, Beautifully Refinished Hardwood Floors, Undated Kitchen With New Appliances And Granite Counters. Roof 3 Years Old, New Electrical Service , Copper Plumbing , Crown Molding In Kitchen, Hall, Living Room. New Heating Systems. New Simulated Wood Blind Plus Vertical Blinds 2 Car Detached Garage With New Garage Door. Wiseburn School District.

## CMA Pro Report

## Sold Properties



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<b>Address:</b>	5451 Marine Ave Hawthorne 90250	<b>CurLPr:</b>	\$648,000
<b>MLS #:</b>	S954710	<b>LDate:</b>	09/13/2007
<b>Beds:</b>	4	<b>SDate:</b>	10/26/2007
<b>Baths:</b>	F:2 3Q:1 H:1	<b>Area:</b>	107
<b>SqFt:</b>	2,076	<b>\$/SF:</b>	\$309.73
<b>LotSF:</b>	0	<b>YBl:</b>	1994
<b>SchDist:</b>		<b>Pool:</b>	Yes
<b>View:</b>			
<b>Grg/Prk:</b>	AttGar,2CarGar	<b>DOM:</b>	11
		<b>CDOM:</b>	11
		<b>Stories:</b>	3+Lvl

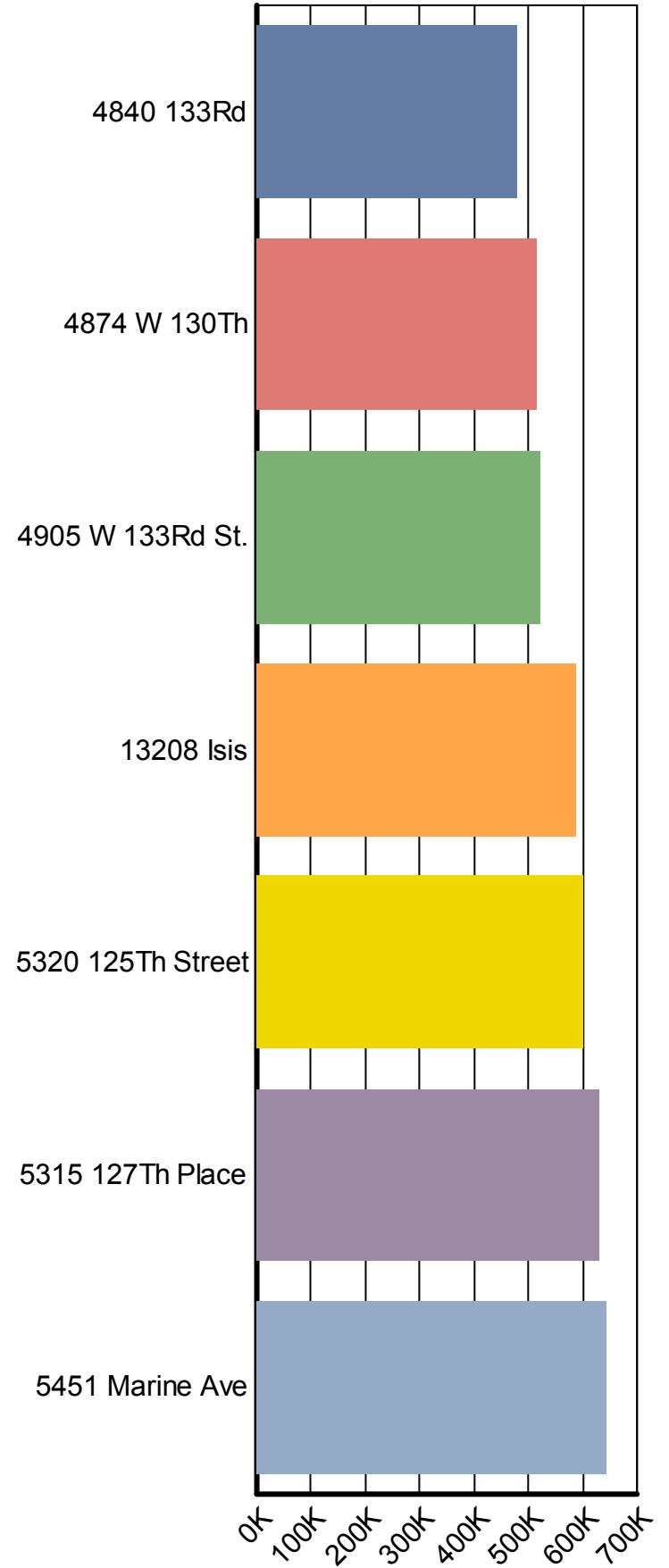
**Property Description:** You'LI Feel As If You Entered An Oasis When You Visit The Small Gated Community Of Marine Village. Just A Block East Of Manhattan, And Across The Street From Redondo, This Complex Offers An Affordable Alternative To The More Expensive Beach Cities And It'S In Wiseburn School District! This Townhome Offers An Excellent Interior Location With 4 Spacious Bedrooms, 3.5 Baths, Formal Living & Dining, A Big Eat-In Kitchen & Family Room, & It Even Has Air Conditioning! The Top Floor Includes The Master Suite, Laundry Room, Two Additional Bedrooms & An Extra Bathroom. The Master Suite Features A Walk-In Closet, Vaulted Ceilings, & A Two-Sided Fireplace Connecting To The Two-Person Spa Tub In The Master Bath. The Fourth Bedroom Is On The First Floor And Makes For A Great Spot For Guests Or A Nanny!

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# CMA Pro Report

## Sold Properties

Total # of Listings	<b>7</b>
Lowest Price	<b>\$480,000</b>
Highest Price	<b>\$643,000</b>
Average Price	<b>\$568,429</b>
Avg. Price/SqFt	<b>\$426.16</b>
Avg CDOM	<b>57</b>

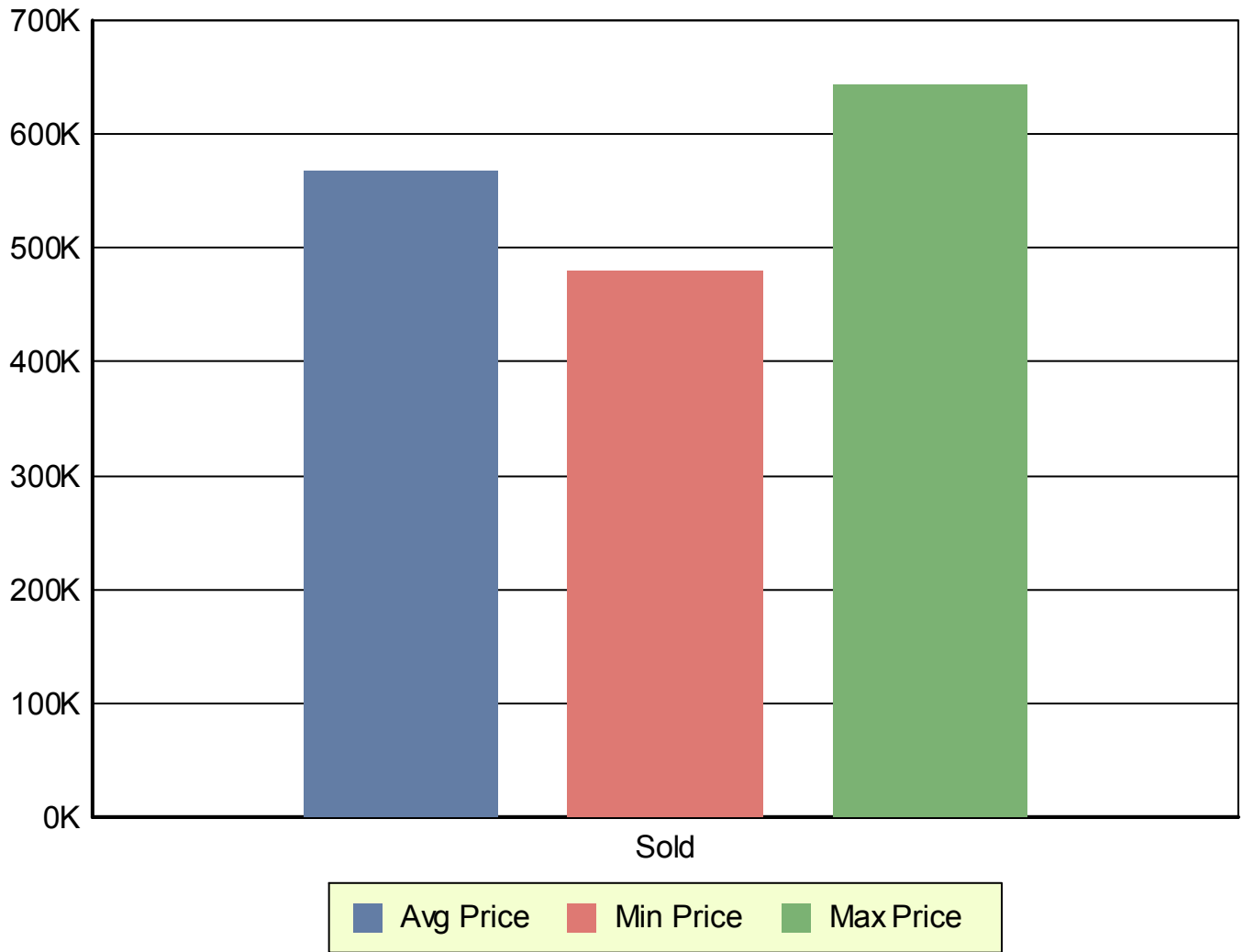


Date: 10/31/2007

# CMA Pro Report

# CMA Pro Report

## Summary Graph/Analysis



### Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$480,000	\$643,000	\$568,429	\$426.16
	<b>\$480,000</b>	<b>\$643,000</b>	<b>\$568,429</b>	<b>\$426.16</b>

## CMA Pro Report

**Sold Property Analysis**

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
4840 133rd Hawthorne	\$489,900	\$480,000	104	-%2.02	\$527.47
4874 W 130th Hawthorne	\$525,000	\$515,000	86	-%1.90	\$384.33
4905 W 133rd St. Hawthorne	\$519,900	\$522,000	57	%0.40	\$446.92
13208 Isis Hawthorne	\$609,000	\$589,000	39	-%3.28	\$525.89
5320 125th Street Hawthorne	\$615,000	\$600,000	45	-%2.44	\$379.99
5315 127th Place Hawthorne	\$649,000	\$630,000	54	-%2.93	\$408.83
5451 Marine Ave Hawthorne	\$648,000	\$643,000	11	-%0.77	\$309.73
	<b>\$579,400</b>	<b>\$568,429</b>	<b>57</b>	<b>-%1.85</b>	<b>\$426.16</b>

## CMA Pro Report

## Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	4840 133rd	2	2.00	910	1952	\$489,900	\$480,000	10/04/2007	104
S	4874 130th W	3	2.00	1,340	1952	\$525,000	\$515,000	10/29/2007	86
S	4905 133rd St. W	3	1.50	1,168	1947	\$519,900	\$522,000	10/05/2007	57
S	13208 Isis	3	2.00	1,120	1955	\$609,000	\$589,000	10/17/2007	39
S	5320 125th Street	3	1.00	1,579	1950	\$615,000	\$600,000	10/01/2007	45
S	5315 127th Place	4	2.00	1,541	1950	\$649,000	\$630,000	10/05/2007	54
S	5451 Marine Ave	4	3.50	2,076	1994	\$648,000	\$643,000	10/26/2007	11