

## Sold Properties



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<b>Address:</b>	883 Washington El Segundo 90245	<b>CurLPr:</b>	\$565,000
<b>MLS #:</b>	S951344	<b>LDate:</b>	04/25/2007
<b>Beds:</b>	2	<b>SDate:</b>	09/15/2007
<b>Baths:</b>	F:1 3Q:0 H:1	<b>Area:</b>	141
<b>SqFt:</b>	1,265	<b>\$/SF:</b>	\$426.88
<b>LotSF:</b>	2,805	<b>YBlt:</b>	1976
<b>SchDist:</b>	ElSegundo	<b>Pool:</b>	No
<b>View:</b>		<b>DOM:</b>	114
<b>Grg/Prk:</b>	AttGar	<b>CDOM:</b>	
		<b>Stories:</b>	TwoLvl

**Property Description:** Beautifully Upgraded Two Bedroom Townhouse With A Two Car Attached Garage. Hardwood Floors Throughout First Level And On The Stairs And Landing. Granite Countertops In Kitchen. New Carpet. Both Bathrooms Upgraded With New Cabinetry And All New Fixtures. Vaulted Ceilings In Living Area. Very Clean And Well Taken Care Of. Patio With Tile Floor And Tile In Front Entryway. Common Area Has A Tennis Court And An Indoor Spa. This Is A Must See!! New Carpet.



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<b>Address:</b>	831 Penn El Segundo 90245	<b>CurLPr:</b>	\$750,000
<b>MLS #:</b>	S951892	<b>LDate:</b>	07/30/2007
<b>Beds:</b>	2	<b>SDate:</b>	09/01/2007
<b>Baths:</b>	F:2 3Q:0 H:0	<b>Area:</b>	141
<b>SqFt:</b>	1,278	<b>\$/SF:</b>	\$563.38
<b>LotSF:</b>	5,400	<b>YBlt:</b>	1936
<b>SchDist:</b>	ElSegundo	<b>Pool:</b>	Yes
<b>View:</b>		<b>DOM:</b>	7
<b>Grg/Prk:</b>	AttGar,1CarGar	<b>CDOM:</b>	7
		<b>Stories:</b>	OneLvl

**Property Description:** Great Opportunity To Live In El Segundo On A Large Lot! 2 Bedrooms And 2 Baths, Living Room And Large Kitchen, And A Bonus Room (Could Be 3Rd Bedroom). The Kitchen Has Been 85% Remodeled With Granite Counter Tops And New Cabinets But Needs Those Finishing Touches. This Home Needs TLC And Is A Great Opportunity For Someone To Come In, Fix Up And Live In A Nice Home In A Great City. This Home Is Approximately 1,278 Square Feet With A 5,400 Square Foot Lot (Buyer To Verify). Other Notable Features: Large Back Yard Pool, A Fire Place And An Appealing Corner Lot. This Lot Is Zoned R2, Check With City For Building Possibilities.



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<b>Address:</b>	826 Main #3, El Segundo 90245	<b>CurLPr:</b>	\$779,900
<b>MLS #:</b>	S944191	<b>LDate:</b>	03/28/2007
<b>Beds:</b>	3	<b>SDate:</b>	09/25/2007
<b>Baths:</b>	F:2 3Q:0 H:1	<b>Area:</b>	141
<b>SqFt:</b>	1,750	<b>\$/SF:</b>	\$439.43
<b>LotSF:</b>	0	<b>YBlt:</b>	2004
<b>SchDist:</b>		<b>Pool:</b>	No
<b>View:</b>		<b>DOM:</b>	139
<b>Grg/Prk:</b>	AttGar,2CarGar	<b>CDOM:</b>	303
		<b>Stories:</b>	TopLvl

**Property Description:** Amazing Town Home With All The Amenities. Huge Great Room Off Of Kitchen And Private Patio With Grass, Perfect For Entertaining, Wired For A Tv Above The Fireplace. Convenient Floor Plan, Bedrooms And Laundry Room Upstairs, Master Suite With Walk In Closet And Spacious Bath: Multi-Nozzle Shower And Separate Jacuzzi Tub. Air Conditioning, Kitchen Island, Granite Countertops, Maple Cabinets, Stainless Appliances, Intercom, Alarm, Wired For Surround Sound And Much More. Bring Your Pickiest Buyers, This Is A Designer Town Home That Shows Larger Than Its 1,750 Square Feet (Approximately).

## Sold Properties



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**Address:** 507 W Grand Avenue El Segundo 90245  
**MLS #:** S945831      **LDate:** 04/25/2007  
**Beds:** 3      **SDate:** 09/14/2007  
**Baths:** F:1 3Q:2 H:0      **Area:** 141  
**SqFt:** 1,564      **\$/SF:** \$501.92  
**LotSF:** 6,861      **YBl:** 2007  
**SchDist:** ElSegundo      **Pool:** No  
**View:**  
**Grg/Prk:** AttGar,DrOpn,2CarGar

**CurLPr:** \$849,900  
**OrigLPr:** \$869,900  
**SalePr:** \$785,000  
**DOM:** 83  
**CDOM:** 83  
**Stories:** TwoLvl

**Property Description:** Awesome Mediteranean Villa In Best Location Of Town. Walk To Beach And Bike Path. Quality Built By Cam Construction With Every Attention To Detail! Sunny Floor Plans Feature Open Gourmet Kitchens, Center-Islands, Granite Counters All Stainless Viking Appliances. Spacious Living Area, 8 Ft. Doors, Fireplace, Hardwood Floors. All Pre-Wired For Security, Surround Sound, And Plasma Flat Screens. Private Master Suite, Vaulted Ceilings, Beautiful Use Of Wrought Iron, Patio + 2- Car Garage.



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**Address:** 527 Arena El Segundo 90245  
**MLS #:** S950602      **LDate:** 07/10/2007  
**Beds:** 2      **SDate:** 09/06/2007  
**Baths:** F:1 3Q:0 H:0      **Area:** 141  
**SqFt:** 980      **\$/SF:** \$862.24  
**LotSF:** 5,600      **YBl:** 1925  
**SchDist:**      **Pool:** No  
**View:**  
**Grg/Prk:** DetGar

**CurLPr:** \$850,000  
**OrigLPr:** \$899,000  
**SalePr:** \$845,000  
**DOM:** 10  
**CDOM:** 10  
**Stories:** OneLvl

**Property Description:** Back On Market...Just Reduced!!! Best Location In The City. Huge Buildable Lot On Enchanted Tree Lined Street. Half A Block To The Park And One Block To Downtown. Charming Spanish Cottage Sold As Is. Don'T Miss This Chance! It Won'T Last!



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**Address:** 439 Eucalyptus El Segundo 90245  
**MLS #:** S949792      **LDate:** 06/27/2007  
**Beds:** 3      **SDate:** 09/18/2007  
**Baths:** F:2 3Q:0 H:0      **Area:** 141  
**SqFt:** 1,140      **\$/SF:** \$771.93  
**LotSF:** 3,500      **YBl:** 1926  
**SchDist:** ElSegundo      **Pool:** No  
**View:** PkView  
**Grg/Prk:** DetGar,2CarGar

**CurLPr:** \$899,900  
**OrigLPr:** \$899,900  
**SalePr:** \$880,000  
**DOM:** 35  
**CDOM:** 35  
**Stories:** TwoLvl

**Property Description:** Completely Rebuilt In 2006! Absolutely Adorable Charming Home On 10+ Location! Dutch Front Door, Hardwood Floors, Plantation Shutters, Living Room/Dining. Beautiful Kitchen, Granite Counters, Thomasville Cabinets, Chrome Fixtures, Stainless Appliances! Master Suite Has Walk-In Closet, Full Bath W/ Jacuzzi Tub, Thomasville Cabinets, Marble Counters, Stone Floors. Sliding French Doors To Private Balcony! New Windows, New Everything! Gorgeous Private Yard, Patio, Deck...Totally Landscaped!

## Sold Properties



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**Address:** 526 Eucalyptus Drive El Segundo 90245  
**MLS #:** S952200 **LDate:** 08/01/2007  
**Beds:** 3 **SDate:** 09/26/2007  
**Baths:** F:2 3Q:0 H:1 **Area:** 141  
**SqFt:** 1,915 **\$/SF:** \$509.14  
**LotSF:** 3,500 **YBl:** 1987  
**SchDist:** ElSegundo **Pool:** No  
**View:**  
**Grg/Prk:** DetGar

**CurLPr:** \$995,000  
**OrigLPr:** \$995,000  
**SalePr:** \$975,000  
**DOM:** 10  
**CDOM:** 10  
**Stories:** TopLvl

**Property Description:** Move-In Condition! Very Contemporary Fixtures And Colors Throughout. Hardwood Floors, Granite Counters In Kitchen, Formal Dining, Living Room With Fireplace And Family Room With Built-In Cabinets, Fireplace And French Doors Opening To Beautifully Landscaped Backyard And Patio! Large Master Suite With Soaking Tub, Walk In Shower And Dual Sinks. Very Nice Condition In Great Nieghborhood!



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**Address:** 637 Hillcrest El Segundo 90245  
**MLS #:** S949710 **LDate:** 06/26/2007  
**Beds:** 4 **SDate:** 09/01/2007  
**Baths:** F:3 3Q:0 H:0 **Area:** 141  
**SqFt:** 2,360 **\$/SF:** \$423.31  
**LotSF:** 3,640 **YBl:** 1954  
**SchDist:** ElSegundo **Pool:** No  
**View:** OcnView  
**Grg/Prk:** DetGar,2CarGar,2Space

**CurLPr:** \$999,000  
**OrigLPr:** \$99,900  
**SalePr:** \$999,000  
**DOM:** 7  
**CDOM:** 28  
**Stories:** 3+Lvl

**Property Description:** Newly Rebuilt From The Ground Up In 2003! Old World Hawaiian Charm With Wrap-Around Porch/Deck, Ocean View! Living Room, Fireplace, Hardwood Floors, Crown Molding, French Doors + More! Formal Dining, Sunny And Bright Kitchen, Bkfst. Nook, Informal Dining. Huge Family Room, Laundry Room, Utility Room/Office... Private Master Suite, West-Facing Windows With Sunset And Ocean Views!



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**Address:** 516 Penn El Segundo 90245  
**MLS #:** S938318 **LDate:** 12/05/2006  
**Beds:** 5 **SDate:** 09/11/2007  
**Baths:** F:4 3Q:0 H:0 **Area:** 141  
**SqFt:** 3,700 **\$/SF:** \$472.70  
**LotSF:** 6,000 **YBl:** 2007  
**SchDist:** ElSegundo **Pool:** No  
**View:**  
**Grg/Prk:** AttGar,3+CarGar

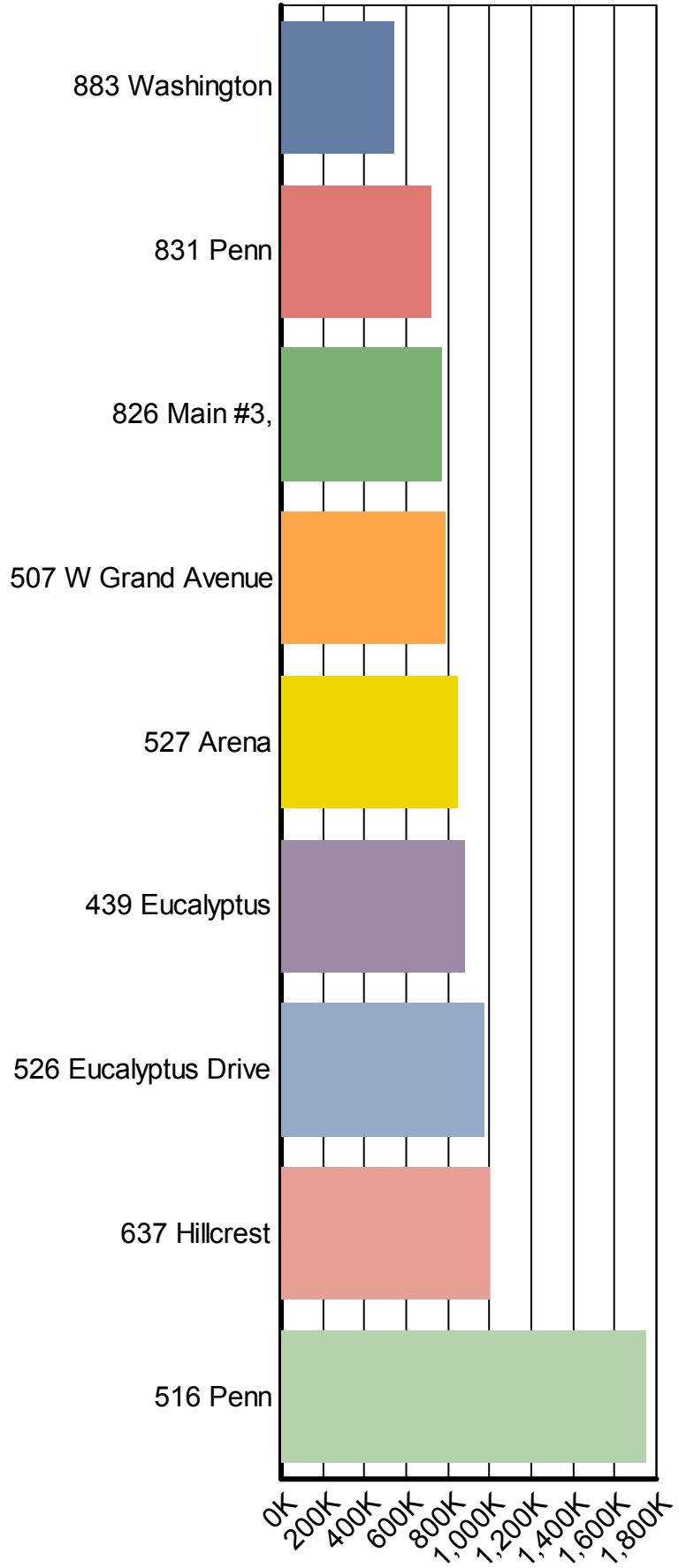
**CurLPr:** \$1,749,000  
**OrigLPr:** \$1,899,000  
**SalePr:** \$1,749,000  
**DOM:** 239  
**CDOM:** 239  
**Stories:** TwoLvl

**Property Description:** This Stunning Newest And Most Modern Home Is Situated In The Fabulous Location In El Segundo Overlooking The Rec Park.Over 3700 Sq. Ft. Of Living Space With Three Decks, 4 Balconies, Huge Living Room, Family Room, Formal Dining Room, Large 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 Fridge, Stainless Steel Hood, Trash Compactor, Range And 2 Ovens. Beautiful Travertine And Wood Floors Throughout, 3 Fireplaces, Build Ins In The Office, Casement Windows, Cast Iron Piping, 2X6 Wall Construction.

# CMA Pro Report

## Sold Properties

Total # of Listings	<b>9</b>
Lowest Price	<b>\$540,000</b>
Highest Price	<b>\$1,749,000</b>
Average Price	<b>\$918,000</b>
Avg. Price/SqFt	<b>\$552.33</b>
Avg CDOM	<b>89</b>

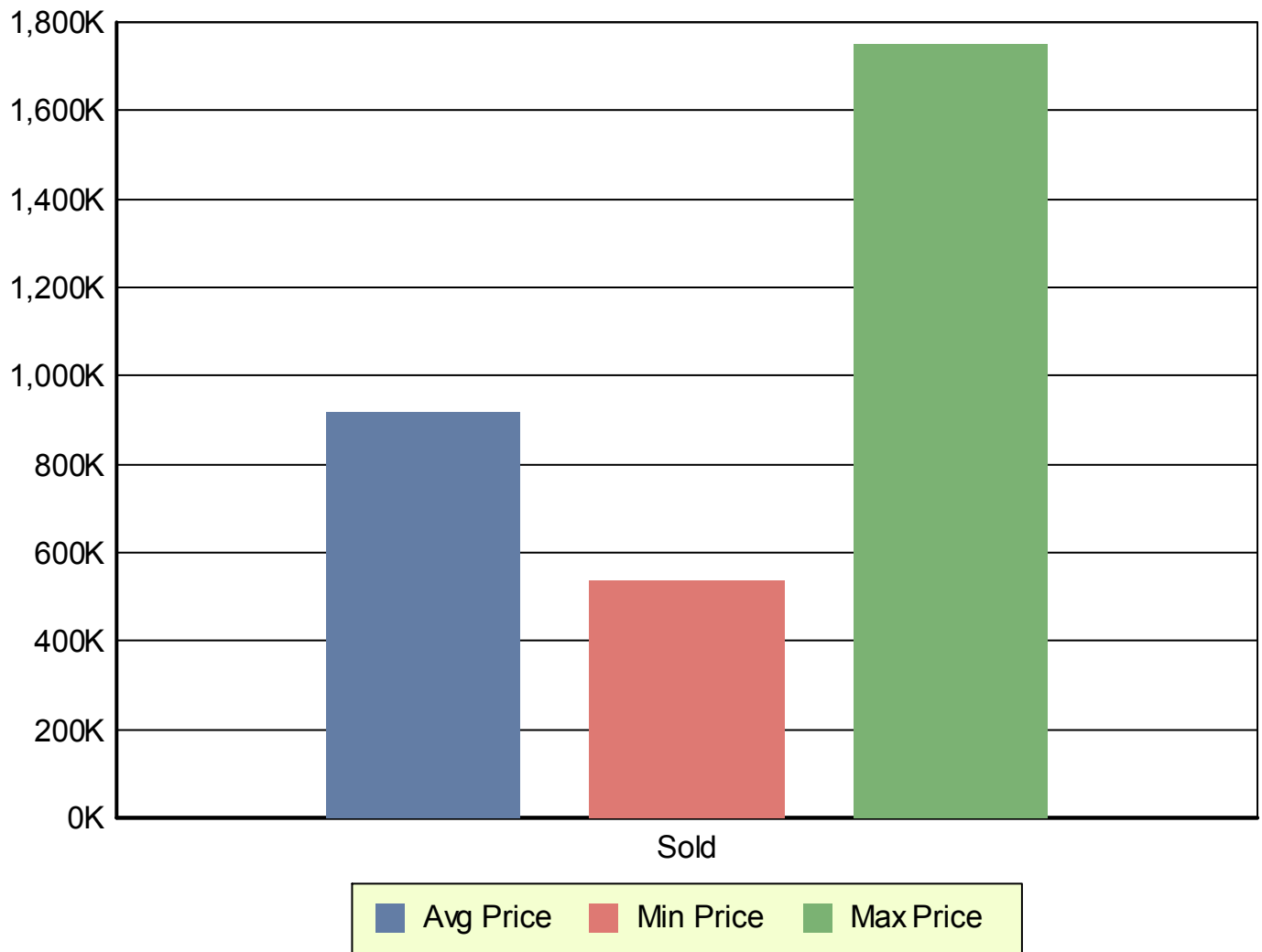


Date: 10/1/2007

# CMA Pro Report

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## Summary Graph/Analysis



### Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$540,000	\$1,749,000	\$918,000	\$552.33
	<b>\$540,000</b>	<b>\$1,749,000</b>	<b>\$918,000</b>	<b>\$552.33</b>

## CMA Pro Report

**Sold Property Analysis**

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
883 Washington El Segundo	\$565,000	\$540,000		-%4.42	\$426.88
831 Penn El Segundo	\$750,000	\$720,000	7	-%4.00	\$563.38
826 Main #3, El Segundo	\$779,900	\$769,000	303	-%1.40	\$439.43
507 W Grand Avenue El Segundo	\$849,900	\$785,000	83	-%7.64	\$501.92
527 Arena El Segundo	\$850,000	\$845,000	10	-%0.59	\$862.24
439 Eucalyptus El Segundo	\$899,900	\$880,000	35	-%2.21	\$771.93
526 Eucalyptus Drive El Segundo	\$995,000	\$975,000	10	-%2.01	\$509.14
637 Hillcrest El Segundo	\$999,000	\$999,000	28	%0.00	\$423.31
516 Penn El Segundo	\$1,749,000	\$1,749,000	239	%0.00	\$472.70
	<b>\$937,522</b>	<b>\$918,000</b>	<b>89</b>	<b>%-2.47</b>	<b>\$552.33</b>

## CMA Pro Report

## Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	883 Washington	2	1.50	1,265	1976	\$565,000	\$540,000	09/15/2007	
S	831 Penn	2	2.00	1,278	1936	\$750,000	\$720,000	09/01/2007	7
S	826 Main 3	3	2.50	1,750	2004	\$779,900	\$769,000	09/25/2007	303
S	507 Grand Avenue W	3	3.00	1,564	2007	\$849,900	\$785,000	09/14/2007	83
S	527 Arena	2	1.00	980	1925	\$850,000	\$845,000	09/06/2007	10
S	439 Eucalyptus	3	2.00	1,140	1926	\$899,900	\$880,000	09/18/2007	35
S	526 Eucalyptus Drive	3	2.50	1,915	1987	\$995,000	\$975,000	09/26/2007	10
S	637 Hillcrest	4	3.00	2,360	1954	\$999,000	\$999,000	09/01/2007	28
S	516 Penn	5	4.00	3,700	2007	\$1,749,000	\$1,749,000	09/11/2007	239