

Sold Properties



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Address: 1436 257th St. #101, Harbor City 90710
MLS #: R947603 **LDate:** 05/22/2007
Beds: 2 **SDate:** 09/14/2007
Baths: F:2 3Q:0 H:0 **Area:** 124
SqFt: 920 **\$/SF:** \$331.52
LotSF: 732 **YBlt:** 1987
SchDist: **Pool:** No
View:
Grg/Prk: 2Space
CurLPr: \$324,500
OrigLPr: \$349,000
SalePr: \$305,000
DOM: 80
CDOM: 80
Stories: 3+Lvl

Property Description: Very Clean. Move-In Condition. New Paint, New Stove, New Dishwasher. Washer/Dryer, Refrigerator Include In Sale, Wet Bar, Balcony, Laundry Room, Gated Parking. All Services Sellers Choice.



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Address: 1061 Harbor Heights Drive #F, Harbor City 90710 **CurLPr:** \$389,000
MLS #: P946509 **LDate:** 05/06/2007 **OrigLPr:** \$389,000
Beds: 3 **SDate:** 09/07/2007 **SalePr:** \$375,000
Baths: F:2 3Q:0 H:0 **Area:** 124 **DOM:** 66
SqFt: 1,232 **\$/SF:** \$304.38 **CDOM:** 66
LotSF: 1,232 **YBlt:** 1999 **Stories:** TwoLvl
SchDist: **Pool:** Yes
View:
Grg/Prk: AttGar,DrOpn,2CarGar

Property Description: Elegant Townhome In Gated Community. Built In 1999, This Townhome Shows Like New! Upgraded Throughout With Hardwood Floors In Kitchen And Throughout, Ceramic Tile In Bathrooms And Custom Window Coverings. This Is The Best Priced Townhome In The Complex. 3 Bdrms, All Upstairs, Laundry Area Upstairs. 2 Full Baths Upstairs And 1/4 Bath Powder Room Downstairs. Master Bdrm With Large Bathroom. Attached 2 Car Garage. This Complex Has It'S Own Gym And Basketball Courts. Sellers Are Very Motivated So Don'T Wait!



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Address: 26119 Frampton #A, Harbor City 90710 **CurLPr:** \$415,000
MLS #: S946443 **LDate:** 05/04/2007 **OrigLPr:** \$435,000
Beds: 3 **SDate:** 09/10/2007 **SalePr:** \$399,000
Baths: F:1 3Q:1 H:1 **Area:** 124 **DOM:** 95
SqFt: 1,161 **\$/SF:** \$343.67 **CDOM:** 95
LotSF: 1,589 **YBlt:** 1986 **Stories:** 3+Lvl
SchDist: LosAngeles **Pool:** Yes
View:
Grg/Prk: AttGar

Property Description:

Welcome Home. . . Best Kept Secret In Harbor City! Great Opportunity To Own In Desirable Gated Community "Cambridge Court". This Is Very Bright End Unit. Great Floor Plan; Kitchen & Living Room Downstairs And All 3 Bedrooms Upstairs, Enclosed Patio Off Living Room, Cozy Fireplace In Living Room, Master Bedroom With Vaulted Ceiling, 2 Small Bedrooms Have Ceiling Fan, Newer Garage Door, Laundry Hook-Ups In Garage Plus Washer And Dryer Included In The Sale! Also Refrigerator Included. Well Maintained And Quiet Complex With Beautiful Landscape. Great Amenities To Enjoy; Swimming Pool And Spa. Easy Access To Pch And Freeway, Come And See. . .Best Buy In Harbor City!

CMA Pro Report

Sold Properties

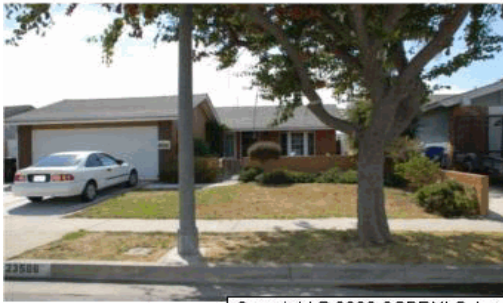


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Address: 1685 251st Harbor City 90710
MLS #: S951470 **LDate:** 07/23/2007
Beds: 3 **SDate:** 09/19/2007
Baths: F:2 3Q:0 H:1 **Area:** 124
SqFt: 1,785 **\$/SF:** \$299.72
LotSF: 2,918 **YBlt:** 1984
SchDist: LosAngeles **Pool:** No
View:
Grg/Prk: AttGar,2CarGar

CurLPr: \$539,000
OrigLPr: \$539,000
SalePr: \$535,000
DOM: 12
CDOM: 12
Stories: TwoLvl

Property Description: Immaculate 2 Level Home With 3 Bedrooms & 2.5 Baths. Fireplace In The Living Room,And Master Bedroom, Walk In Closets In 2 Of The 3 Bedrooms, Wall To Wall Berber Carpeting. Attached Double Garage, Move In Condition. Tile Kitchen Counters,And Oak Cabinets, Breakfast Counter, Plus Large Formal Dining Room Or Great Combo Family Room Dining Room. Central Air Conditioning And Forced Air Heating. Single Family Free Standing Home On A Condominium Lot. Low Maintenance And No Home Owner Association Dues, The Best Of Both Worlds, Don'T Wait On This Great Value. Owner Will Include Washer ,Dryer, & Refrigerator In The Sale.



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Address: 23506 Sidlee Harbor City 90710
MLS #: S952631 **LDate:** 08/09/2007
Beds: 3 **SDate:** 09/07/2007
Baths: F:1 3Q:1 H:0 **Area:** 124
SqFt: 1,200 **\$/SF:** \$524.17
LotSF: 5,040 **YBlt:** 1969
SchDist: **Pool:** No
View:
Grg/Prk: AttGar,2CarGar

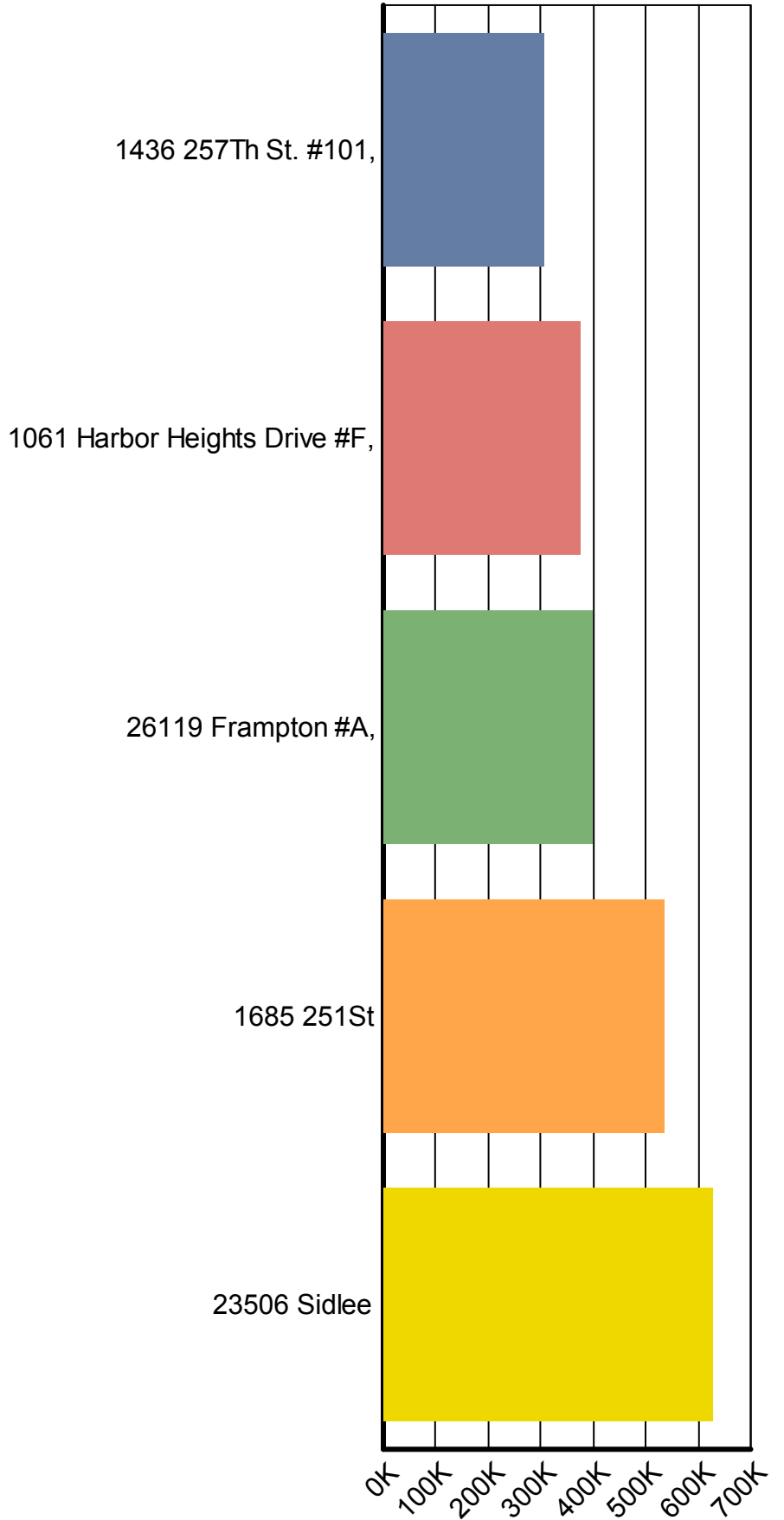
CurLPr: \$629,000
OrigLPr: \$629,000
SalePr: \$629,000
DOM:
CDOM:
Stories: OneLvl

Property Description:

CMA Pro Report

Sold Properties

Total # of Listings	5
Lowest Price	\$305,000
Highest Price	\$629,000
Average Price	\$448,600
Avg. Price/SqFt	\$360.69
Avg CDOM	63

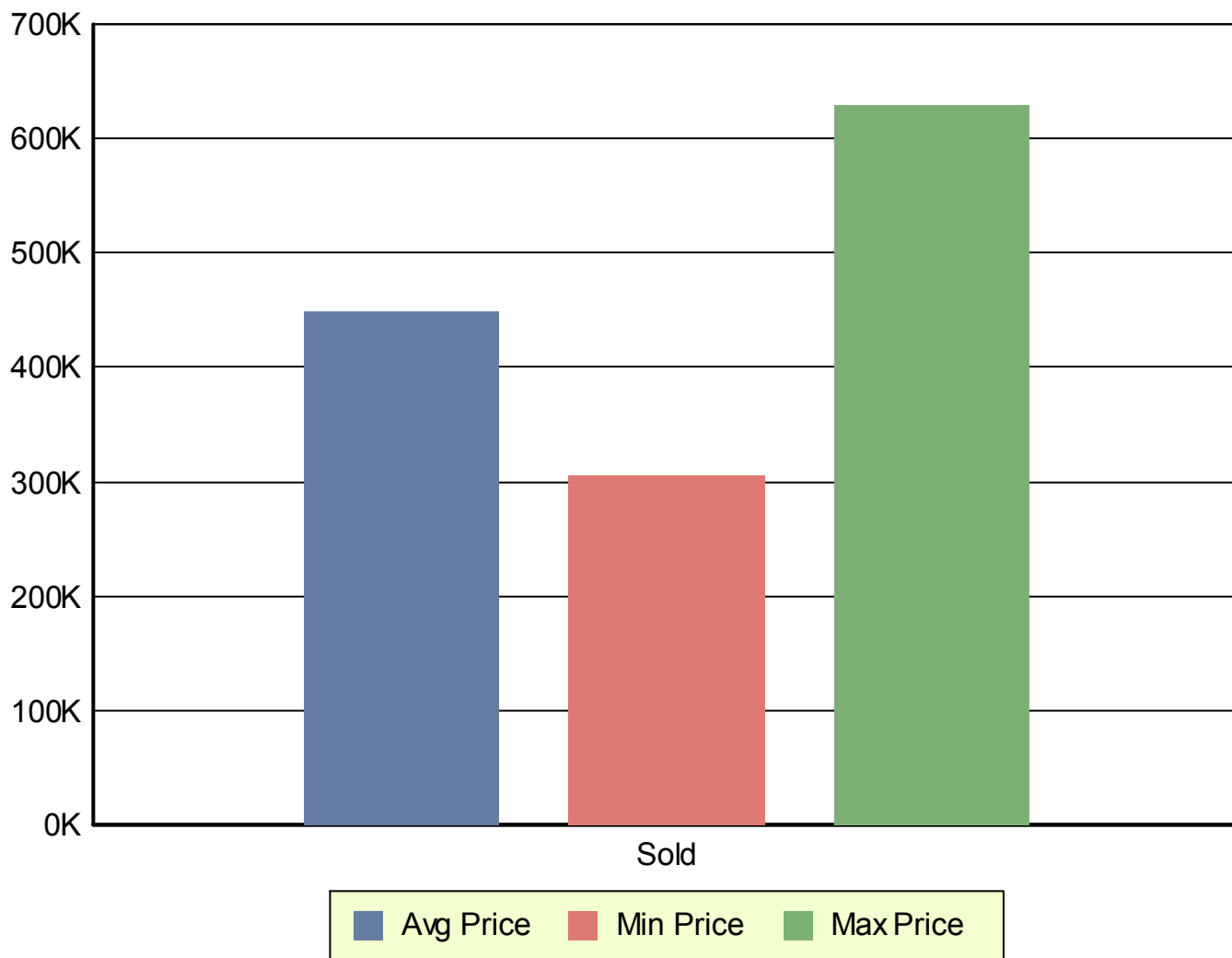


Date: 10/2/2007

CMA Pro Report

CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$305,000	\$629,000	\$448,600	\$360.69
	\$305,000	\$629,000	\$448,600	\$360.69

CMA Pro Report

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
1436 257th St. #101, Harbor City	\$324,500	\$305,000	80	-%6.01	\$331.52
1061 Harbor Heights Drive #F, Harbor City	\$389,000	\$375,000	66	-%3.60	\$304.38
26119 Frampton #A, Harbor City	\$415,000	\$399,000	95	-%3.86	\$343.67
1685 251st Harbor City	\$539,000	\$535,000	12	-%0.74	\$299.72
23506 Sidlee Harbor City	\$629,000	\$629,000		%0.00	\$524.17
	\$459,300	\$448,600	63	-%2.84	\$360.69

CMA Pro Report

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	1436 257th St. 101	2	2.00	920	1987	\$324,500	\$305,000	09/14/2007	80
S	1061 Harbor Heights Drive F	3	2.00	1,232	1999	\$389,000	\$375,000	09/07/2007	66
S	26119 Frampton A	3	2.50	1,161	1986	\$415,000	\$399,000	09/10/2007	95
S	1685 251st	3	2.50	1,785	1984	\$539,000	\$535,000	09/19/2007	12
S	23506 Sidlee	3	2.00	1,200	1969	\$629,000	\$629,000	09/07/2007	