

Sold Properties



Copyright © 2006 GSBRLMS, Inc.

Address: 320 Hermosa Ave #103, Hermosa Beach 90254
MLS #: S947652 **LDate:** 05/24/2007
Beds: 1 **SDate:** 09/30/2007
Baths: F:1 3Q:0 H:0 **Area:** 148
SqFt: 669 **\$/SF:** \$844.54
LotSF: 614 **YBlt:** 1972
SchDist: **Pool:** No
View:
Grg/Prk: 1Space
CurLPr: \$629,000
OrigLPr: \$629,000
SalePr: \$565,000
DOM: 99
CDOM: 99
Stories: OneLvl

Property Description: Feels Like You Are On Vacation Year Round Living In This Remodeled Condo! Nice Sun Deck, Ocean, Sand, And White Water Views. Granite, Pergo Floors, Fireplace, Quiet Master Bedroom With New Carpet, Nice Closet Space And Storage, Sunny And Cheerful Inside! One Parking Space And Ample Street Parking. Walk To Hermosa Pier, Redondo Pier, And A Few Little Restaurants On The Block Also. Hurry Up And Buy It So You Can Live At The Beach This Summer!



Copyright © 2006 GSBRLMS, Inc.

Address: 845 Bayview Hermosa Beach 90254
MLS #: S951950 **LDate:** 07/31/2007
Beds: 1 **SDate:** 09/14/2007
Baths: F:1 3Q:0 H:0 **Area:** 148
SqFt: 400 **\$/SF:** \$1,475.00
LotSF: 1,000 **YBlt:** 1936
SchDist: Hermosa **Pool:** No
View:
Grg/Prk: AttGar
CurLPr: \$599,000
OrigLPr: \$599,000
SalePr: \$590,000
DOM: 4
CDOM: 45
Stories: OneLvl

Property Description: Adorable Beach Charmer! Awesome Location, 1 Block To Beach And Downtown. Very Comfortable 1 Loft Bedroom With Hardwood Floors, And Open Floor Plan. Garden Deck And Bricked Back Yard Perfect To Enjoy Our Beautiful Southern California Weather. Buy Now, And Build Larger Home Later (Buyer To Check With City). Hurry To This One, Excellent Price For Hermosa Beach Land And Home. This Is The Lowest Priced Single Family Home!!!!



Copyright © 2006 GSBRLMS, Inc.

Address: 228 28th Ct. Hermosa Beach 90254
MLS #: S948369 **LDate:** 06/05/2007
Beds: 2 **SDate:** 09/05/2007
Baths: F:1 3Q:0 H:0 **Area:** 148
SqFt: 620 **\$/SF:** \$1,250.00
LotSF: 960 **YBlt:** 1924
SchDist: **Pool:** No
View: OcnView
Grg/Prk: 1Space
CurLPr: \$799,000
OrigLPr: \$799,000
SalePr: \$775,000
DOM: 72
CDOM: 199
Stories: OneLvl

Property Description: Adorable Beach Cottage Steps To The Beach And Walking Distance To Downtown Manhattan And Hermosa. Perfect Place For The First Time Buyer Who Wants To Be By The Beach. Remodeled Kitchen And Updated Appliances. Hardwood Floors Throughout And Fireplace Add Charm To This Classic Beach Home. High Ceilings Allow For Lots Of Natural Light From Skylights. Spiral Staircase Leads To Second Bedroom Or Office With Some Ocean View. Plans Included For Rooftop Deck That Have Been Approved By The City Of Hermosa Beach But Buyer Should Verify. Enclosed Patio Provides Room For Bbq. Great Location To One Of The Best Neighborhood Beaches In Hermosa.

CMA Pro Report

Sold Properties



Copyright © 2006 GSBRMLS, Inc.

Address: 1419 Monterey Hermosa Beach 90254
MLS #: S944038 **LDate:** 03/26/2007
Beds: 3 **SDate:** 09/07/2007
Baths: F:2 3Q:0 H:1 **Area:** 148
SqFt: 1,588 **\$/SF:** \$689.55
LotSF: 0 **YBlt:** 2001
SchDist: Hermosa **Pool:** No
View: CtlView, CityView, CstView, MntView, OcnView, PanoView, PierView, WatrView, WWat
Grg/Prk: AttGar

CurLPr: \$1,199,000
OrigLPr: \$1,199,000
SalePr: \$1,095,000
DOM: 102
CDOM: 102
Stories: 3+Lvl

Property Description: Please Excuse Us; We Are Tenant Occupied And Need Carpet & Paint. Our Seller Will Credit You \$5,000 For That. Having Said That, We Are Really Gorgeous With Fabulous Ocean Views To The South And West From The Living Room With A Fireplace. We Have A Large Formal Dining Room With Skylight. The Kitchen Has Granite Slab And Stainless Steel Appliances Including A Sub-Zero Fridge! The Entire Top Level Is Hardwood Floors And There Is A Staircase That Leads To A Roof-Top Deck With Views - Views Forever. We Are Located Just Steps To Downtown And The Best Beach In The World. Please Check Us Out At This Great Price.



Copyright © 2006 GSBRMLS, Inc.

Address: 844 Manhattan Avenue Hermosa Beach 90254
MLS #: S948419 **LDate:** 06/06/2007
Beds: 3 **SDate:** 09/19/2007
Baths: F:3 3Q:0 H:1 **Area:** 148
SqFt: 2,056 **\$/SF:** \$668.77
LotSF: 1,500 **YBlt:** 1988
SchDist: Hermosa **Pool:** No
View: OcnView
Grg/Prk: AttGar, DrOpn, 2CarGar, 2Space

CurLPr: \$1,389,000
OrigLPr: \$1,389,000
SalePr: \$1,375,000
DOM: 8
CDOM: 48
Stories: 3+Lvl

Property Description: This Unique Sand Section Single Family Home Has Ocean Views And Is Upgraded With New American Cherry Hardwood Floors, Designer Grade Carpet And Fresh Paint. You'll Find Vaulted Ceilings On The Spacious Top Floor. Each Bedroom Has A Modern Full Bath And The Master Bathroom Has Been Updated With Marble Counter Tops And New Designer Fixtures. The Warm Entry Area Has New Travertine Flooring. The Open Kitchen Has Newer Appliances And Granite Counter Tops. 2 Car Garage Plus Parking For 2 More Cars And An Additional Spot With City Permit. This Home Is Located 2 Blocks From The Beach And Short Walk To The Downtown Area, Pier And Parks.



Copyright © 2006 GSBRMLS, Inc.

Address: 334 33rd Hermosa Beach 90254
MLS #: S949817 **LDate:** 06/27/2007
Beds: 3 **SDate:** 09/26/2007
Baths: F:2 3Q:0 H:0 **Area:** 148
SqFt: 1,595 **\$/SF:** \$909.09
LotSF: 2,474 **YBlt:** 1940
SchDist: Hermosa **Pool:** No
View:
Grg/Prk: AttGar

CurLPr: \$1,499,000
OrigLPr: \$1,499,000
SalePr: \$1,450,000
DOM: 31
CDOM: 31
Stories: OneLvl

Property Description: Spectacular Duplex With Delightful Beach Charm. R2 Zone Lot (R1 Has Lower Height Limit In Hb) With Potential To Build A New 30' High Dream Home With Ocean View And Approximately 3500 Sq Ft (Verify With City). Or Live In One Unit And Rent The Other Or Remodel Into One Home. Quiet Neighborhood With Rare Beach Street Parking. Walk To Beach Or Downtown Hermosa Or Manhattan Beach..Take Your Pick! Valley Park And The Greenbelt Just A Stroll To The East. Property Has 2 Oversized 1Car Garages With Storage And Laundry Areas In Each. Property Was Taped By Appraiser At 1595 Sq.Ft. -Tax Rolls Show 1512 Sq.Ft. (Buyer To Verify). Whether You Buy This Property To Use As A Duplex, Future Remodel Or Dream Home Building Site, You'Re Truly Not Just Buying A Propety But Buying A Fabulous Beach Lifestyle.

Sold Properties



Copyright © 2006 GSBRLMS, Inc.

Address: 1707 Pacific Coast #325, Hermosa Beach 90254
MLS #: P946505 **LDate:** 05/07/2007
Beds: 2 **SDate:** 09/04/2007
Baths: F:1 3Q:1 H:0 **Area:** 149
SqFt: 974 **\$/SF:** \$590.35
LotSF: 596 **YBl:** 1972
SchDist: **Pool:** Yes
View: CstView,HillView,OcnView,PanoView
Grg/Prk: DrOpn,Subterranean

CurLPr: \$589,000
OrigLPr: \$589,000
SalePr: \$575,000
DOM: 72
CDOM: 78
Stories: OneLvl

Property Description: Located On The Ocean Side Of The Updated Hermosa Surf In The Last Building, This Panoramic Ocean & Coastline View Condo Is Adorable And A Delight To Show! Since This Unit Is Away From The Pacific Coast Highway, You Don'T Hear The Traffic And Yet, You Are Only Two Blocks From The Shops & Restaurants At Pier Ave.The Private Deck, Living Room & Both Bedrooms Look Out At The Ocean And Hills Of The Palos Verdes Peninsula. All Of The Rooms Are Light & Bright. The Two Parking Spaces #145 & 146 Can Actually Accomodate Three Cars.



Copyright © 2006 GSBRLMS, Inc.

Address: 711 4th Street Hermosa Beach 90254
MLS #: S950214 **LDate:** 07/05/2007
Beds: 3 **SDate:** 09/29/2007
Baths: F:2 3Q:0 H:1 **Area:** 149
SqFt: 1,600 **\$/SF:** \$512.94
LotSF: 1,759 **YBl:** 1978
SchDist: Redondo **Pool:** No
View: OcnView
Grg/Prk: 2CarGar

CurLPr: \$829,000
OrigLPr: \$869,000
SalePr: \$820,710
DOM: 22
CDOM: 22
Stories: 3+Lvl

Property Description: Super Stylish, Remodeled Tri-Level Gem. Bright & Breezy With Soaring 30 Foot Ceilings. Decorator Perfect Throughout With Fabulous Designer Kitchen Featuring Granite Counters, Maple Cabinets, Top Of The Line Appliances. This Floorplan Is 2 Bedroom Plus Loft (Loft Can Be 3Rd Bedroom, Den, Family Area, Retreat). Main Living Spaces Feature Extensive Stone Flooring. Hardwood Flooring In Loft. A Prime Rear End Unit With Loads Of Light, Partial Ocean Views & 2 Large Balconies. 2 Car Garage. Plenty Of Storage. Convenient W. Of Pch Locale -- Short Stroll To Beach, Shops, Restaurants, Jogging Trail. Washer/Dryer/Frig. Incl. This Is A Lovely Home At An Affordable Beach Price. Won'T Last - Show And Sell.



Copyright © 2006 GSBRLMS, Inc.

Address: 643 Longfellow Hermosa Beach 90254
MLS #: S945828 **LDate:** 04/25/2007
Beds: 3 **SDate:** 09/14/2007
Baths: F:2 3Q:0 H:1 **Area:** 149
SqFt: 2,435 **\$/SF:** \$564.68
LotSF: 2,500 **YBl:** 1984
SchDist: Hermosa **Pool:** No
View: CityView,OcnView
Grg/Prk: AttGar

CurLPr: \$1,399,900
OrigLPr: \$1,499,000
SalePr: \$1,375,000
DOM: 109
CDOM: 109
Stories: TwoLvl

Property Description: Hurry! Sweet Family Home On A Lovely Street In A Gorgeous Area. With A Stunning Ocean View From The South Facing Private Deck Off The Custom Sunken Living Room W/ Fireplace, This Spacious Family Home Is Beach Living At Its Finest. The 3 Bedroom, 2.5 Bath Home Is Located On A Lovely Street, Close To The Green Belt, Manhattan Beach Downtown/Shops/Pier & Hermosa Beach Areas. Newer Kitchen Appliances, Hardwood Floors & Carpet Throughout, Formal Dining Area, Textured Walls/Ceilings That Feature Designer Paint, Crown Moldings, And Built-In Cabinets. Enjoy Ocean Breeze & Manhattan/Hermosa Views From The Master Bedroom, Kitchen, Dining Area & Living Room. Buyers Were Exploring Adding Roof-Top Deck (Buyer To Verify W/ City) When Another Baby Came Along.

CMA Pro Report

Sold Properties



Copyright © 2006 GSBRLS, Inc.

Address: 711 Longfellow Hermosa Beach 90254
MLS #: S950809 **LDate:** 07/13/2007
Beds: 4 **SDate:** 09/13/2007
Baths: F:3 3Q:0 H:1 **Area:** 149
SqFt: 3,711 **\$/SF:** \$601.19
LotSF: 3,000 **YBlt:** 2004
SchDist: Hermosa **Pool:** No
View: BayView,CtlnView,CstView,OcnView
Grg/Prk: AttGar,DrOpn,2CarGar

CurLPr: \$2,195,000
OrigLPr: \$2,195,000
SalePr: \$2,231,000
DOM: 6
CDOM: 6
Stories: 3+Lvl

Property Description: Hermosa Hilltop 2-Year New Custom Contemporary Home. Costumed Designed And Built For Both Casual Beach Living And Entertaining. This Gorgeous Contemporary Home Boasts Over 3,700 Square Feet With Stunning Panoramic Ocean Views From Its Oversized Rooftop Deck. This Property Is An Entertainer'S Dream Yet Also A Functional Family Home. Custom High-End Finishes Throughout, Including Maple Hardwood Floors, Beautiful Stones And Glass Tile, Custom Finished Cabinets, Top Of The Line Grohe Fixtures , Franke And Kohler Sinks, And A Built In Sound System. The Kitchen Features An Expansive Island, Granite Counters, Glass Tile, And Stainless Steel Ge Monogram Appliances And Opens To A Large Living Room With An Ocean View Deck.



Copyright © 2006 GSBRLS, Inc.

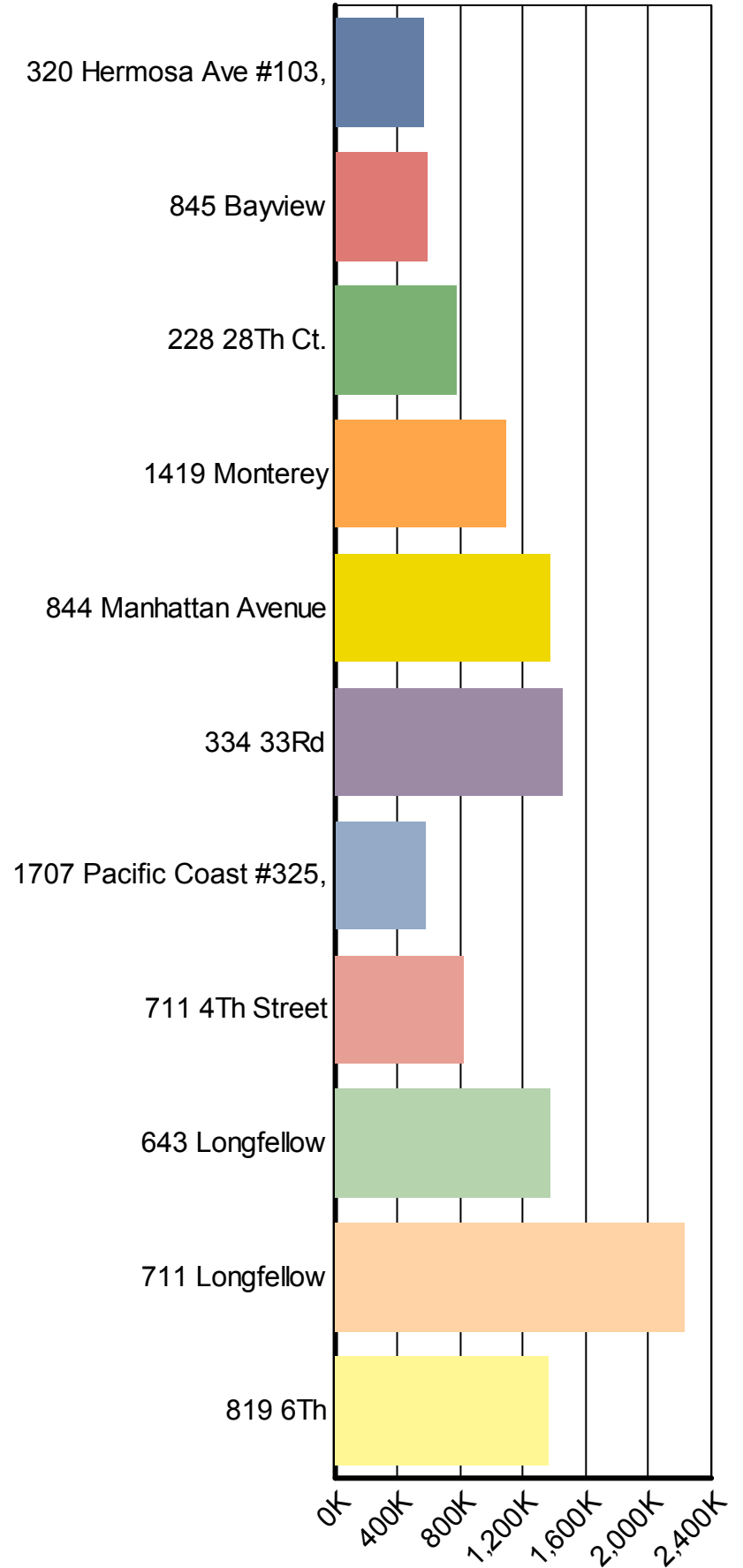
Address: 819 6th Hermosa Beach 90254
MLS #: S944298 **LDate:** 03/30/2007
Beds: 4 **SDate:** 09/12/2007
Baths: F:3 3Q:0 H:2 **Area:** 150
SqFt: 2,700 **\$/SF:** \$503.70
LotSF: 7,200 **YBlt:** 2006
SchDist: Hermosa **Pool:** No
View: PanoView
Grg/Prk: AttGar

CurLPr: \$1,399,000
OrigLPr: \$1,490,000
SalePr: \$1,360,000
DOM: 143
CDOM: 143
Stories: 3+Lvl

Property Description: Do You Like Modern Architecture? You'LI Enjoy Panoramic Ocean Views From This Exciting Pat Killen Designed Townhome. Only Two Detached Townhomes Were Built On This 7200Sf Lot, So There'S The Look And Feel Of A Single Family Home. Four Bedrooms All On The Same Level. Great Rec Room Opens To A Private Back Yard. Master Bedroom With Fireplace And View Balcony For Morning Coffee. Master Bath With 2 Person Jacuzzi And Frameless Shower. Top Floor Greatroom Style Living Area With Solid Birch Floors, 2 View Balconies, Fireplace. Kitchen Has Limestone Countertops And Viking Appliances. Rooftop Deck. Wired For 4 Plasma Tvs. Featured Home In Easy Reader!

Sold Properties

Total # of Listings	11
Lowest Price	\$565,000
Highest Price	\$2,231,000
Average Price	\$1,110,155
Avg. Price/SqFt	\$782.71
Avg CDOM	80

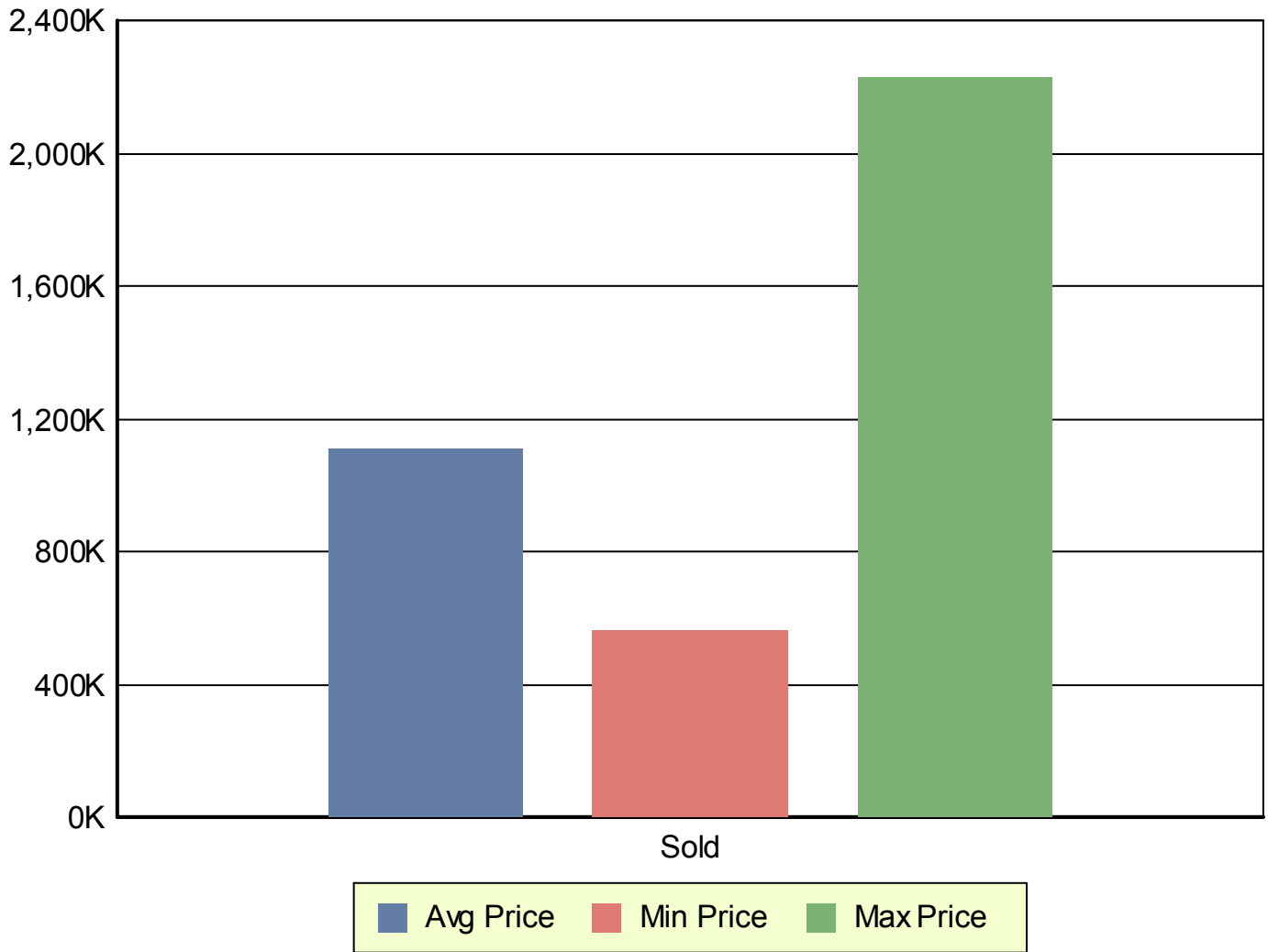


Date: 11/2/2007

CMA Pro Report

CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$565,000	\$2,231,000	\$1,110,155	\$782.71
	\$565,000	\$2,231,000	\$1,110,155	\$782.71

CMA Pro Report

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
320 Hermosa Ave #103, Hermosa Beach	\$629,000	\$565,000	99	-%10.17	\$844.54
845 Bayview Hermosa Beach	\$599,000	\$590,000	45	-%1.50	\$1,475.00
228 28th Ct. Hermosa Beach	\$799,000	\$775,000	199	-%3.00	\$1,250.00
1419 Monterey Hermosa Beach	\$1,199,000	\$1,095,000	102	-%8.67	\$689.55
844 Manhattan Avenue Hermosa Beach	\$1,389,000	\$1,375,000	48	-%1.01	\$668.77
334 33rd Hermosa Beach	\$1,499,000	\$1,450,000	31	-%3.27	\$909.09
1707 Pacific Coast #325, Hermosa Beach	\$589,000	\$575,000	78	-%2.38	\$590.35
711 4th Street Hermosa Beach	\$829,000	\$820,710	22	-%1.00	\$512.94
643 Longfellow Hermosa Beach	\$1,399,900	\$1,375,000	109	-%1.78	\$564.68
711 Longfellow Hermosa Beach	\$2,195,000	\$2,231,000	6	%1.64	\$601.19
819 6th Hermosa Beach	\$1,399,000	\$1,360,000	143	-%2.79	\$503.70
	\$1,138,718	\$1,110,155	80	-%3.09	\$782.71

CMA Pro Report

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	320 Hermosa Ave 103	1	1.00	669	1972	\$629,000	\$565,000	09/30/2007	99
S	845 Bayview	1	1.00	400	1936	\$599,000	\$590,000	09/14/2007	45
S	228 28th Ct.	2	1.00	620	1924	\$799,000	\$775,000	09/05/2007	199
S	1419 Monterey	3	2.50	1,588	2001	\$1,199,000	\$1,095,000	09/07/2007	102
S	844 Manhattan Avenue	3	3.50	2,056	1988	\$1,389,000	\$1,375,000	09/19/2007	48
S	334 33rd	3	2.00	1,595	1940	\$1,499,000	\$1,450,000	09/26/2007	31
S	1707 Pacific Coast 325	2	2.00	974	1972	\$589,000	\$575,000	09/04/2007	78
S	711 4th Street	3	2.50	1,600	1978	\$829,000	\$820,710	09/29/2007	22
S	643 Longfellow	3	2.50	2,435	1984	\$1,399,900	\$1,375,000	09/14/2007	109
S	711 Longfellow	4	3.50	3,711	2004	\$2,195,000	\$2,231,000	09/13/2007	6
S	819 6th	4	3.50	2,700	2006	\$1,399,000	\$1,360,000	09/12/2007	143