

Sold Properties



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Address: 24410 Crenshaw Blvd #111, Torrance 90505
MLS #: S949893 **LDate:** 06/28/2007
Beds: 1 **SDate:** 07/20/2007
Baths: F:1 3Q:0 H:0 **Area:** 27
SqFt: 743 **\$/SF:** \$356.66
LotSF: 0 **YBlt:** 1987
SchDist: **Pool:** Yes
View:
Grg/Prk: Subterranean

CurLPr: \$269,000
OrigLPr: \$269,000
SalePr: \$265,000
DOM: 23
CDOM: 23
Stories: GrndLvl

Property Description: First Floor Unit Move In Ready With Laminate Floors In Living Areas Nice Carpet In Bedroom And Ceramic Tile Bath. Washer And Dryer In The Unit All Appliances Included. Light Bright And Airy The Seller Is Motivated And Ready To Close



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Address: 23019 Maple Ave Torrance 90505-2712
MLS #: S945247 **LDate:** 04/15/2007
Beds: 1 **SDate:** 07/27/2007
Baths: F:1 3Q:0 H:1 **Area:** 27
SqFt: 967 **\$/SF:** \$452.43
LotSF: 3,676 **YBlt:** 1963
SchDist: Torrance **Pool:** Yes
View:
Grg/Prk: DetGar,1CarGar

CurLPr: \$450,000
OrigLPr: \$485,000
SalePr: \$437,500
DOM: 76
CDOM: 76
Stories: OneLvl

Property Description: This Is A Bungalow Style Condominium Located In A Resort Retirement Community For Those That Are 55 And Better. This Association Offers Adult Recreation For Active Seniors That Includes A 9 Hole Golf Course, Main Club House With Pool, Billiard Room, Lounge With Big Screen Tv, Card Rooms, Ballroom With Kitchen. The Sports Complex Has A Modern Gym, Lighted Tennis Courts, 2Nd Pool With Jacuzzi, Craft Shops And More. There Are Also Social Groups That Include Bridge, Travel And Crafts. See Addendum



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Address: 22689 Nadine Circle Torrance 90505
MLS #: S948783 **LDate:** 06/11/2007
Beds: 2 **SDate:** 07/13/2007
Baths: F:0 3Q:3 H:0 **Area:** 27
SqFt: 1,133 **\$/SF:** \$476.61
LotSF: 4,487 **YBlt:** 1964
SchDist: **Pool:** Yes
View:
Grg/Prk: DetCP

CurLPr: \$539,900
OrigLPr: \$539,900
SalePr: \$540,000
DOM: 5
CDOM: 30
Stories: OneLvl

Property Description: Once In A Great While These Bungalows Come Up So Act Fast On This 2 Bedroom, Super Clean With New Vinyl Windows And Sliding Patio Doors. Berber Carpet, Crown Molding, Pretty And Private Covered Rear Patio. Garage Is Very Close To This Great Location Unit. Kitchen Has Been Upgraded With Pullout Lower Cabinets.

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Address: 639 Paseo De La Playa #107, Redondo Beach 90
MLS #: P948560 **LDate:** 06/07/2007 **CurLPr:** \$899,950
Beds: 2 **SDate:** 07/17/2007 **OrigLPr:** \$899,950
Baths: F:1 3Q:1 H:0 **Area:** 28 **SalePr:** \$890,000
SqFt: 1,557 **\$/SF:** \$571.61 **DOM:** 9
LotSF: 4,003 **YBlt:** 1962 **CDOM:** 40
SchDist: Torrance **Pool:** Yes **Stories:** 3+Lvl
View: BayView, CityView, CstView, OcnView, PanoView, PoolView, WatrView, WWatView
Grg/Prk: AttGar, DrOpn, ParkSpace, Subterranean, 2Space

Property Description: Ocean Sand & Surf View! Brand New Remodel With Distressed Hardwood Floors, Travertine Tile, Granite Counters. This Home Was Carefully Planned And Permitted Enclosed Patios With Additional 158 Sq Ft (1399 Original, So Now 1557 Sq. Ft.) With Warm, Comfy Designer Colors, Crown Mouldings, Open Floorplan With All Rooms Facing The Magnificent Views.



No Picture Available

Address: 328 Paseo De La Playa #C, Redondo Beach 902 **CurLPr:** \$999,000
MLS #: S945593 **LDate:** 04/19/2007 **OrigLPr:** \$999,000
Beds: 2 **SDate:** 07/18/2007 **SalePr:** \$999,000
Baths: F:1 3Q:0 H:1 **Area:** 28 **DOM:** 2
SqFt: 1,400 **\$/SF:** \$713.57 **CDOM:** 51
LotSF: 1,646 **YBlt:** 1977 **Stories:** TwoLvl
SchDist: **Pool:** No
View: CtInView, CstView, PanoView
Grg/Prk: Subterranean, 2Space

Property Description: Small Complex, Panoramic Ocean Views, End Unit. Beautiful Interior With Bamboo Floors, Gourmet Kitchen, Commercial Stove, Wine Refrigerator. Balcony Off Kitchen And Private Patio Area On First Level. Hoa Doing Facade Renovation, Call Agt. For Details. Subterranean, Secure 2 Car Parking With Storage, Stone'S Throw To Water And Close To Riviera Village.



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Address: 21345 Hawthorne Blvd #413, Torrance 90503 **CurLPr:** \$489,900
MLS #: S942905 **LDate:** 03/08/2007 **OrigLPr:** \$509,900
Beds: 1 **SDate:** 07/20/2007 **SalePr:** \$470,000
Baths: F:1 3Q:0 H:0 **Area:** 30 **DOM:** 107
SqFt: 979 **\$/SF:** \$480.08 **CDOM:** 107
LotSF: 979 **YBlt:** 2006 **Stories:** 3+Lvl
SchDist: **Pool:** No
View:
Grg/Prk: AttCP

Property Description: Brand New Turn-Key 55 + Homes. Luxuriously Appointed With Hardwood Floors In The Kitchen, Gourmet Kitchen W/Granite Counter-Tops, Stainless Steel Appliances, Marble Floors And Counters In Masterbath And Much More! Village Court Has The State Of The Art Gym, Lap Pool, Jacuzzi, Bar-B-Que Area And More! This Is Complete Luxury! Walking Distance To Restaurants, Shops & Doctors. Must See!

Sold Properties



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Address: 21345 Hawthorne #321, Torrance 90503
MLS #: S942903 **LDate:** 03/08/2007
Beds: 2 **SDate:** 07/11/2007
Baths: F:2 3Q:0 H:0 **Area:** 30
SqFt: 997 **\$/SF:** \$531.59
LotSF: 997 **YBlt:** 2006
SchDist: **Pool:** Yes
View:
Grg/Prk: AttCP

CurLPr: \$559,900
OrigLPr: \$559,900
SalePr: \$530,000
DOM: 68
CDOM: 68
Stories: 3+Lvl

Property Description: Brand New Turn-Key 55 + Homes. Luxuriously Appointed With Hardwood Floors In The Kitchen, Gourmet Kitchen W/Granite Counter-Tops, Stainless Steel Appliances, Marble Floors And Counters In Masterbath And Much More! Village Court Has The State Of The Art Gym, Lap Pool, Jacuzzi, Bar-B-Que Area And More! This Is Complete Luxury! Walking Distance To Restaurants, Shops & Doctors. Must See!



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Address: 20310 Anza #Q, Torrance 90503
MLS #: S951182 **LDate:** 07/19/2007
Beds: 2 **SDate:** 07/31/2007
Baths: F:1 3Q:1 H:1 **Area:** 31
SqFt: 1,144 **\$/SF:** \$384.62
LotSF: 1,777 **YBlt:** 1981
SchDist: Torrance **Pool:** No
View:
Grg/Prk: 2Space

CurLPr: \$439,900
OrigLPr: \$439,900
SalePr: \$440,000
DOM: 7
CDOM: 7
Stories: TwoLvl

Property Description: Adorable Town Home Walking Distance To West High! New Appliances In Kitchen. Washer, Dryer And Refrigerator Included In Sale! Fireplace In Step-Down Living Room. Bright And Cheery Kitchen Leading To Back Patio. New Air Conditioning And Forced Air Furnace! Upgraded Tile And Flooring, Including New Carpet! Upgraded Baths With New Tile And Fixtures. Fresh Paint Inside And Out. Hurry! This One Won'T Last!



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Address: 16700 Yukon #202, Torrance 90504
MLS #: S942526 **LDate:** 03/01/2007
Beds: 2 **SDate:** 07/31/2007
Baths: F:2 3Q:0 H:0 **Area:** 32
SqFt: 859 **\$/SF:** \$454.02
LotSF: 1,176 **YBlt:** 1989
SchDist: Torrance **Pool:** No
View:
Grg/Prk: Subterranean

CurLPr: \$395,000
OrigLPr: \$405,000
SalePr: \$390,000
DOM: 86
CDOM: 126
Stories: OneLvl

Property Description: Reduced By 10K!! Lovely Upper Level Location. Bright & Cheery With Fireplace In The Living Room, Front & Rear Balconies, Soaring Ceilings In Living Room And Master Bedroom, Central A/C. In-Unit Laundry Hook-Ups. Immaculate Condition! Newer Carpet Throughout. Community Clubhouse, Hot Tub And Subterranean Parking.

Sold Properties



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Address: 16700 Yukon Ave #204, Torrance 90504-1353
MLS #: S943445 **LDate:** 03/16/2007
Beds: 2 **SDate:** 07/03/2007
Baths: F:2 3Q:0 H:0 **Area:** 32
SqFt: 859 **\$/SF:** \$454.02
LotSF: 1,176 **YBlt:** 1989
SchDist: Torrance **Pool:** No
View:
Grg/Prk: 2Space

CurLP: \$399,900
OrigLP: \$405,000
SalePr: \$390,000
DOM: 72
CDOM: 72
Stories: OneLvl

Property Description: Sunny And Spacious Second(Top) Floor Condo With Open Living Areas.... Vaulted Ceiling And Fireplace In The Living Room... Balcony Off The Dining Room Has Room To Bbq... Kitchen Is Bathed In Natural Light From The Skylight...New Ceramic Tile Floor In The Kitchen ... Neutral Berber Carpet ... Large Master Bedroom Has Vaulted Ceiling, Private Bath, And 2 Closets....2Nd Balcony Off The Second Bedroom... Hookups For A Stackable Washer And Dryer Are In The Hall Closet....Forced Air Heat And Air Conditioning ...Community Clubhouse And Spa.... 2 Parking Spaces Plus A Large Personal Storage Area In The Nw Corner Of The Garage....One Block To The Children'S Park....3 Minutes To The 405, Alondra Golf Course And El Camino College = The Good Life!



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Address: 3749 Artesia Blvd #5, Torrance 90504
MLS #: S942229 **LDate:** 02/25/2007
Beds: 2 **SDate:** 07/20/2007
Baths: F:2 3Q:0 H:0 **Area:** 32
SqFt: 961 **\$/SF:** \$414.15
LotSF: 1,886 **YBlt:** 1981
SchDist: Torrance **Pool:** No
View:
Grg/Prk: 2CarGar

CurLP: \$409,000
OrigLP: \$429,000
SalePr: \$398,000
DOM: 112
CDOM: 112
Stories: TwoLvl

Property Description: Rear End Unit Of A Five(5) Unit Complex. Approximately 961 Square Feet Unit(Buyer To Verify). Sale Includes Washer/Dryer And Refrigerator. Unit Has In-Line Vacuuming. " Lowest Price Unit "In Torrance School District!!!



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Address: 3910 W 182nd Street #3, Torrance 90504
MLS #: S945211 **LDate:** 04/14/2007
Beds: 2 **SDate:** 07/10/2007
Baths: F:2 3Q:0 H:1 **Area:** 32
SqFt: 1,360 **\$/SF:** \$352.94
LotSF: 1,868 **YBlt:** 1983
SchDist: Torrance **Pool:** No
View:
Grg/Prk: AttGar,DrOpn,2CarGar

CurLP: \$489,900
OrigLP: \$499,900
SalePr: \$480,000
DOM: 61
CDOM: 87
Stories: 3+Lvl

Property Description: A Beautiful Spacious Town Home Ready To Move-In!! Beautiful Tile Flooring In Entry & Large Kitchen With Plenty Of Room For Cooking With Newer Appliances. Adjacent To The Kitchen Is A Separate Dining Room With Beautiful Arched Entry!

A Light And Airy Living Room With A Cozy Wood Burning Fireplace, Newer Carpet & Off The Sliding Doors A Choicedek® Deck For Even More Entertaining Space. Upstairs Are 2 Private Master Suites, Main Master Includes A Lrg Walk-In Closet, Vaulted Ceiling, Skylight, A Jumbo Tub And A Balcony That Overlooks A Tranquil Fountain. Downstairs Is A Bonus Area And Laundry Room Which Leads Directly To The Garage For Easy Access. All This Plus A Backyard Area For Homeowners In This Small Quiet Complex With A Low Homeowners Fee. Quiet Back Unit With No Street Noise.

Sold Properties



Address: 3925 W 182nd Torrance 90504
MLS #: S949622 **LDate:** 06/25/2007
Beds: 2 **SDate:** 07/31/2007
Baths: F:3 3Q:0 H:0 **Area:** 32
SqFt: 1,264 **\$/SF:** \$387.66
LotSF: 1,655 **YBlt:** 1986
SchDist: Torrance **Pool:** No
View:
Grg/Prk: AttGar,2CarGar

CurLPr: \$498,500
OrigLPr: \$498,500
SalePr: \$490,000
DOM: 7
CDOM: 12
Stories: TwoLvl

Property Description: Bring Your Fussiest Buyer, Light & Bright Spanish Style Townhome W/ Oversized Attached 2 Car Garage. Shows Like A Model Home. Vaulted Ceilings In Living Room With Fireplace Opens To Private Patio W/ Barbecue. Formal Dining Area, Kitchen W/ Breakfast Bar And New Stove, Newer Microwave & Dishwasher. Elegant 1/2 Ba Downstairs Perfect For Guests. Master Suite W/ Vaulted Beamed Ceilings & Walk-In Closet. Spacious 2Nd Bedroom Perfect For Jack & Jill With 2 Separate Closets. Private Oversized Attached 2 Car Garage. Washer, Dryer, New Stove, Microwave & Dishwasher Included. Show & Sell!!!!



Address: 4021 W 182nd #A, Torrance 90504
MLS #: S939679 **LDate:** 01/12/2007
Beds: 2 **SDate:** 07/19/2007
Baths: F:2 3Q:0 H:1 **Area:** 32
SqFt: 1,691 **\$/SF:** \$295.68
LotSF: 1,598 **YBlt:** 1989
SchDist: Torrance **Pool:** No
View: HillView
Grg/Prk: AttGar,DrOpn,2CarGar

CurLPr: \$525,000
OrigLPr: \$549,900
SalePr: \$500,000
DOM: 146
CDOM: 146
Stories: TwoLvl

Property Description: This Is The Biggest Best Bang For Your Buck
 Big Unit With Wood Floors And View Of Palos Verdes
 Master Has A Loft As Big As A Bedroom
 Very Bright Unit
 Reduced A Huge \$35,000!!!!!!



Address: 1845 W 213th Street Torrance 90501
MLS #: P946148 **LDate:** 04/30/2007
Beds: 2 **SDate:** 07/06/2007
Baths: F:2 3Q:0 H:1 **Area:** 36
SqFt: 1,646 **\$/SF:** \$356.62
LotSF: 3,249 **YBlt:** 2001
SchDist: Torrance **Pool:** No
View:
Grg/Prk: AttGar,DrOpn,2CarGar

CurLPr: \$585,000
OrigLPr: \$585,000
SalePr: \$587,000
DOM: 9
CDOM: 43
Stories: 3+Lvl

Property Description: Located In The Desirable Gated Community Of Village Walk, This Lovely Detached Home Feels Like New. You'll Love The High Ceilings & Light, Open Floor Plan, Which Features An Island Kitchen W/Maple Cabinets, Corian Counters & Stainless Steel Appliances. The Entry Floors Are Upgraded W/Slate & There Is A Custom Fireplace. Add'TI Appointments Include New Carpet & Paint, Recessed Lighting, Plantation Shutters, Designer Blinds & A Lovely Landscaped Yard. The Upstairs Master Suite Boasts A Walk-In Closet, Double Sinks & An Oversized Bathtub. A Convenient Office Is Adjacent To The Master Suite. A Private Guest Suite, Family Room & Formal Dining Room Complete The Floor Plan. All Of This Is Just A Stone'S Throw Away From The Charming Shops & Restaurants Of Old Torrance. Ez Freeway Access, Too!

CMA Pro Report

Sold Properties



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Address: 1021 Cravens #7, Torrance 90501
MLS #: S947998 **LDate:** 05/29/2007
Beds: 3 **SDate:** 07/20/2007
Baths: F:2 3Q:0 H:1 **Area:** 36
SqFt: 1,664 **\$/SF:** \$390.02
LotSF: 1,926 **YBlt:** 2007
SchDist: Torrance **Pool:** No
View:
Grg/Prk: AttGar,DrOpn,3+CarGar

CurLPr: \$649,000
OrigLPr: \$649,000
SalePr: \$649,000
DOM: 4
CDOM: 4
Stories: TwoLvl

Property Description:



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Address: 1021 Cravens #1, Torrance 90501
MLS #: S947177 **LDate:** 05/16/2007
Beds: 3 **SDate:** 07/10/2007
Baths: F:2 3Q:0 H:1 **Area:** 36
SqFt: 1,664 **\$/SF:** \$414.66
LotSF: 1,926 **YBlt:** 2007
SchDist: Torrance **Pool:** No
View:
Grg/Prk: AttGar,DrOpn,3+CarGar

CurLPr: \$689,000
OrigLPr: \$689,000
SalePr: \$690,000
DOM: 24
CDOM: 24
Stories: TwoLvl

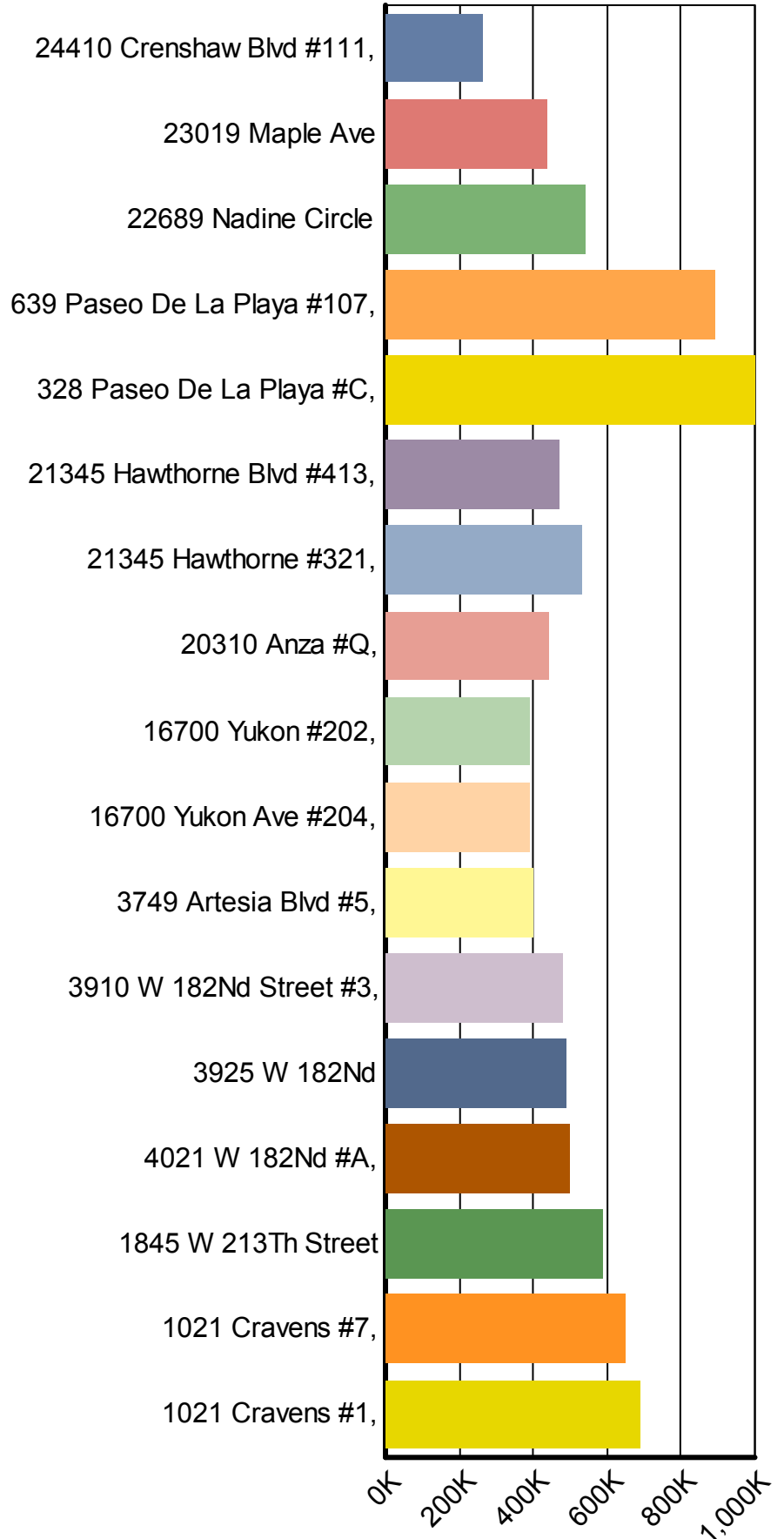
Property Description: Brand New 3 Bedroom Townhome Located In Historic Old Town Torrance. This Home Offers A Wonderful Combination Of Superior Craftsmanship, Spacious Floor Plan, Luxury Amenities And Great Location At An Affordable Price.

- 1660+ Square Feet
- 2 & 3 Bedroom Models
- 2½ Bathrooms
- Open Floor Plan
- Hardwood Floors
- Stone Flooring And Tiles
- Fireplace
- Granite Countertops
- Stainless Steel Appliances
- Private Patios And Balconies

CMA Pro Report

Sold Properties

| | |
|---------------------|------------------|
| Total # of Listings | 17 |
| Lowest Price | \$265,000 |
| Highest Price | \$999,000 |
| Average Price | \$537,971 |
| Avg. Price/SqFt | \$440.41 |
| Avg CDOM | 60 |

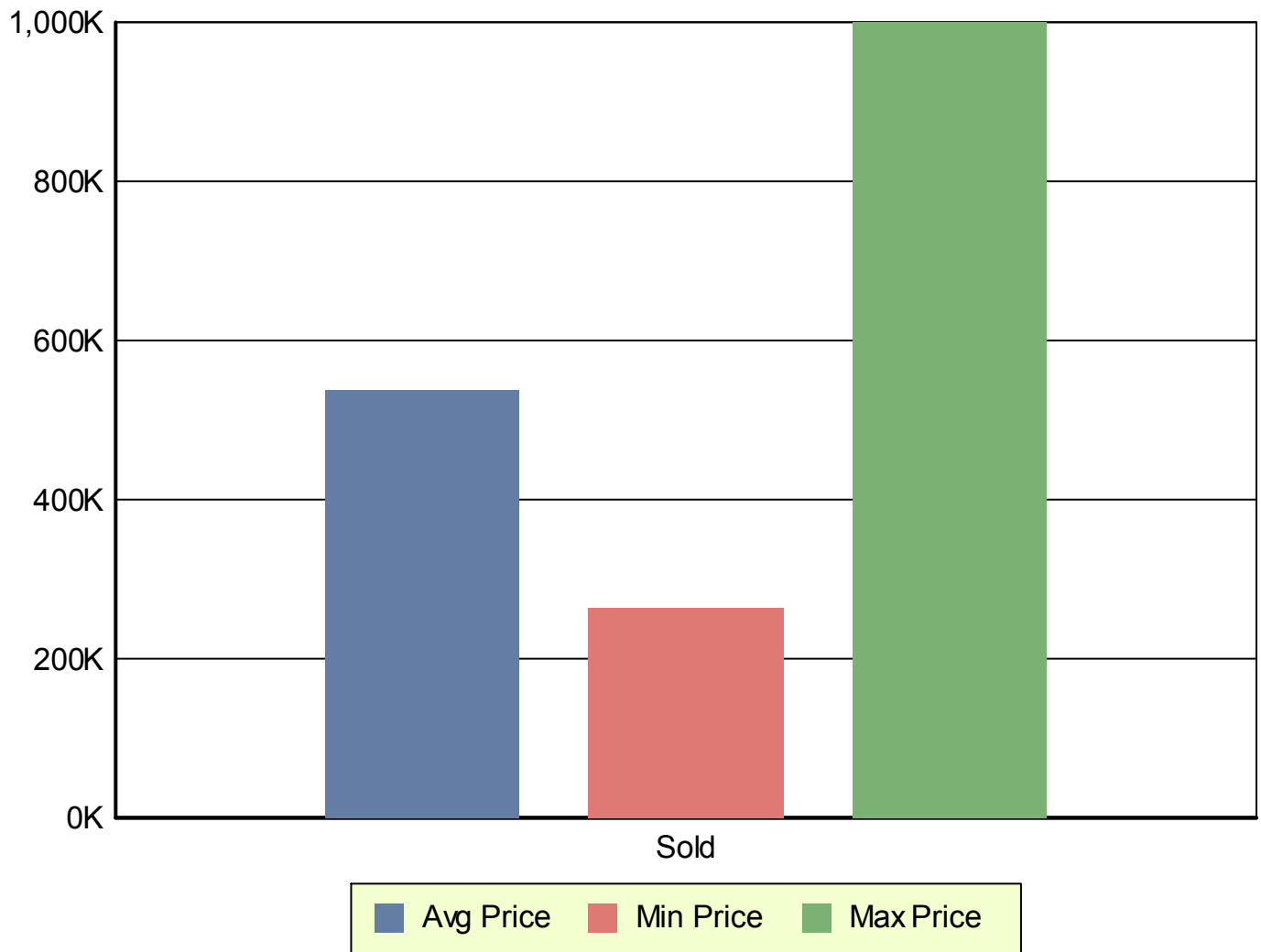


Date: 8/3/2007

CMA Pro Report

CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

| Category | Lowest Price | Highest Price | Average Price | Avg \$ Per SqFt |
|----------|------------------|------------------|------------------|-----------------|
| Sold | \$265,000 | \$999,000 | \$537,971 | \$440.41 |
| | \$265,000 | \$999,000 | \$537,971 | \$440.41 |

CMA Pro Report

Sold Property Analysis

| Address | List Price | Sold Price | CDOM | %SP/LP | SP/Sqft |
|---|------------------|------------------|-----------|---------------|-----------------|
| 24410 Crenshaw Blvd #111, Torrance | \$269,000 | \$265,000 | 23 | -%1.49 | \$356.66 |
| 23019 Maple Ave Torrance | \$450,000 | \$437,500 | 76 | -%2.78 | \$452.43 |
| 22689 Nadine Circle Torrance | \$539,900 | \$540,000 | 30 | %0.02 | \$476.61 |
| 639 Paseo De La Playa #107, Redondo Beach | \$899,950 | \$890,000 | 40 | -%1.11 | \$571.61 |
| 328 Paseo De La Playa #C, Redondo Beach | \$999,000 | \$999,000 | 51 | %0.00 | \$713.57 |
| 21345 Hawthorne Blvd #413, Torrance | \$489,900 | \$470,000 | 107 | -%4.06 | \$480.08 |
| 21345 Hawthorne #321, Torrance | \$559,900 | \$530,000 | 68 | -%5.34 | \$531.59 |
| 20310 Anza #Q, Torrance | \$439,900 | \$440,000 | 7 | %0.02 | \$384.62 |
| 16700 Yukon #202, Torrance | \$395,000 | \$390,000 | 126 | -%1.27 | \$454.02 |
| 16700 Yukon Ave #204, Torrance | \$399,900 | \$390,000 | 72 | -%2.48 | \$454.02 |
| 3749 Artesia Blvd #5, Torrance | \$409,000 | \$398,000 | 112 | -%2.69 | \$414.15 |
| 3910 W 182nd Street #3, Torrance | \$489,900 | \$480,000 | 87 | -%2.02 | \$352.94 |
| 3925 W 182nd Torrance | \$498,500 | \$490,000 | 12 | -%1.71 | \$387.66 |
| 4021 W 182nd #A, Torrance | \$525,000 | \$500,000 | 146 | -%4.76 | \$295.68 |
| 1845 W 213th Street Torrance | \$585,000 | \$587,000 | 43 | %0.34 | \$356.62 |
| 1021 Cravens #7, Torrance | \$649,000 | \$649,000 | 4 | %0.00 | \$390.02 |
| 1021 Cravens #1, Torrance | \$689,000 | \$690,000 | 24 | %0.15 | \$414.66 |
| | \$546,344 | \$537,971 | 60 | -%1.72 | \$440.41 |

CMA Pro Report

Property Summary

| S | Street Address | Bds | Bth | Sqft | Built | L Price | S Price | Sold Date | CDOM |
|---|---------------------------|-----|------|-------|-------|-----------|-----------|------------|------|
| S | 24410 Crenshaw Blvd 111 | 1 | 1.00 | 743 | 1987 | \$269,000 | \$265,000 | 07/20/2007 | 23 |
| S | 23019 Maple Ave | 1 | 1.50 | 967 | 1963 | \$450,000 | \$437,500 | 07/27/2007 | 76 |
| S | 22689 Nadine Circle | 2 | 3.00 | 1,133 | 1964 | \$539,900 | \$540,000 | 07/13/2007 | 30 |
| S | 639 Paseo De La Playa 107 | 2 | 2.00 | 1,557 | 1962 | \$899,950 | \$890,000 | 07/17/2007 | 40 |
| S | 328 Paseo De La Playa C | 2 | 1.50 | 1,400 | 1977 | \$999,000 | \$999,000 | 07/18/2007 | 51 |
| S | 21345 Hawthorne Blvd 413 | 1 | 1.00 | 979 | 2006 | \$489,900 | \$470,000 | 07/20/2007 | 107 |
| S | 21345 Hawthorne 321 | 2 | 2.00 | 997 | 2006 | \$559,900 | \$530,000 | 07/11/2007 | 68 |
| S | 20310 Anza Q | 2 | 2.50 | 1,144 | 1981 | \$439,900 | \$440,000 | 07/31/2007 | 7 |
| S | 16700 Yukon 202 | 2 | 2.00 | 859 | 1989 | \$395,000 | \$390,000 | 07/31/2007 | 126 |
| S | 16700 Yukon Ave 204 | 2 | 2.00 | 859 | 1989 | \$399,900 | \$390,000 | 07/03/2007 | 72 |
| S | 3749 Artesia Blvd 5 | 2 | 2.00 | 961 | 1981 | \$409,000 | \$398,000 | 07/20/2007 | 112 |
| S | 3910 182nd Street W 3 | 2 | 2.50 | 1,360 | 1983 | \$489,900 | \$480,000 | 07/10/2007 | 87 |
| S | 3925 182nd W | 2 | 3.00 | 1,264 | 1986 | \$498,500 | \$490,000 | 07/31/2007 | 12 |
| S | 4021 182nd W A | 2 | 2.50 | 1,691 | 1989 | \$525,000 | \$500,000 | 07/19/2007 | 146 |
| S | 1845 213th Street W | 2 | 2.50 | 1,646 | 2001 | \$585,000 | \$587,000 | 07/06/2007 | 43 |
| S | 1021 Cravens 7 | 3 | 2.50 | 1,664 | 2007 | \$649,000 | \$649,000 | 07/20/2007 | 4 |
| S | 1021 Cravens 1 | 3 | 2.50 | 1,664 | 2007 | \$689,000 | \$690,000 | 07/10/2007 | 24 |