

## Closed Sale Properties



**Addr:** 5514 West 149Th 7, Hawthorne  
**Area:** Holly Glen/Del Aire **MLS #:** P692033  
**OP:** \$420,000  
**LP:** \$420,000 **SP:** \$420,000 **Apx SF:** 1,030  
**LD:** 06/16/2009 **SD:** 08/04/2009 **\$/SF:** \$407.77  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 55,780  
**YBlt:** 2006 **Prking:** Garage Door Opener, **DOM:** 13  
**Elem:** **Mid:** **High:**

**Property Description:** ~\*~ Normal Sale At Fusion ~\*~ A Gated Community Adjacent To Manhattan Beach. 2 Bed, 2 Bath Newly Built Townhome Features: Gorgeous Gourmet Kitchen & Island W/Granite Counter Tops, Stainless Steel Appliances & Breakfast Counter ~ Brazilian Hardwood Floors In Kitchen & Living Room ~ Dual Pane Windows W/Custom Wood Blinds ~ Laundry Closet In-Unit Off The Kitchen W/Hookups For Stackable Washer/Dryer ~ Master Bedroom Upstairs W/Walk-In Closet And Bath ~ 2Nd Bedroom Downstairs W/Full Bath In Hall & Linen Storage ~ Living Room Entrance Leads Out To Your Spacious Patio And Storage Closet ~ Private 1-Car Garage + 1 Reserved Space. Gated Complex Features: Low Hoa, Swimming Pool, Spa, Basketball Court & Outdoor Exercise Stations. Close To: The Beach, Aerospace, Parks, Gym, Restaurants, Shopping, Movies, Green Line Train, Freeways, Lax & So Much More! \*Title States 800 Sq.Ft. & Appraiser Reported 1,030 Sq.Ft. ~ Buyer/Agent To Verify.



**Addr:** 5406 West 149Th 10, Hawthorne  
**Area:** Holly Glen/Del Aire **MLS #:** S09078518  
**OP:** \$459,000  
**LP:** \$459,000 **SP:** \$459,000 **Apx SF:** 1,300  
**LD:** 07/20/2009 **SD:** 09/25/2009 **\$/SF:** \$353.08  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 0  
**YBlt:** 2007 **Prking:** **DOM:** 17  
**Elem:** **Mid:** **High:**

**Property Description:** This Like New Corner Townhomes Has It All. During The Last Phase Of Construction, The Owner Upgraded Floors, Cabinets, Counter Tops And Much Much More. This Is A Gated Community adjacent To Manhattan Beach. 2 Bedroom, 2 Bath Completed In 2007. Stainless Steele Appliance Beautiful Hardwood Floors And Upgraded Carpet. Laundry Closet For Washer/Dryer. Dual Pane Windows. Pool, Basketball Court And Outdoor Exercise Stations. Close To Aerospace, Freeways, Parks, Beach, Gyms, Restraunts, Shopping, Movies, Greenline And Lax. This Is A Must See!

Date: 10/28/2009

# CMA Pro Report

## Closed Sale Properties



<b>Addr:</b> 5412 West 149Th 9, Hawthorne		<b>MLS #:</b> S09045857
<b>Area:</b> Holly Glen/Del Aire		
<b>OP:</b> \$490,000		
<b>LP:</b> \$490,000	<b>SP:</b> \$480,000	<b>Apx SF:</b> 1,300
<b>LD:</b> 04/22/2009	<b>SD:</b> 07/31/2009	<b>\$/SF:</b> \$369.23
<b>Beds:</b> 2	<b>Bath To:</b> 2.00	<b>LotSF:</b>
<b>YBl:</b> 2007	<b>Prking:</b> Garage Door Opener,	<b>DOM:</b> 100
<b>Elem:</b>	<b>Mid:</b>	<b>High:</b>

**Property Description:** Just Like New (2 Yr Old) Development By Centex Homes • One Of Best Locations In Complex • Contemporary Architecture W/ Open Loft Like Floor Plan • Pool View • 2 Bed 2 Bath Townhome • Master Bedroom Has Large Walk-In Closet • Gourmet Kitchen & Island W/ Granite Counter Tops • Stainless Refrigerator, Microwave, Range & Dishwasher • High Ceilings • Brazilian Hardwood Floors In Kitchen & Living Room • Dual Pane Windows W/ Custom Shades • Bathrooms Have Ceramic Tiles, Granite Counter Tops & Framed Mirrors • Laundry Closet W/ Whirlpool Washer & Dryer • Central A/C & Heating • Rooms Prewired For (Cat-5) Phone/Data Lines • Large Deck • Single Private Garage + Parking Space • Low Hoa • Dog Friendly Community • Storage In Garage

The Private Complex Is Located On Border Of Manhattan Beach, Redondo Beach & Hawthorne. Includes Swimming Pool, Hot Tub, Basketball Court & Exercise Path. Move In & Enjoy This Magnificent Unit! Won'T Find Anything Else In This Condition For This Price In South Bay!



<b>Addr:</b> 5404 West 149Th 2, Hawthorne		<b>MLS #:</b> T09016084
<b>Area:</b> Holly Glen/Del Aire		
<b>OP:</b> \$515,000		
<b>LP:</b> \$499,000	<b>SP:</b> \$480,000	<b>Apx SF:</b> 1,331
<b>LD:</b> 02/06/2009	<b>SD:</b> 07/01/2009	<b>\$/SF:</b> \$360.63
<b>Beds:</b> 2	<b>Bath To:</b> 2.00	<b>LotSF:</b>
<b>YBl:</b> 2007	<b>Prking:</b> Garage Door Opener,	<b>DOM:</b> 85
<b>Elem:</b>	<b>Mid:</b>	<b>High:</b>

**Property Description:** Gourmet Kitchen • Granite Countertops • Stainless Steel Appliances • Custom Water Filtration System Installed • Highest Upgrade Package • New Construction, Finished In 2008 • Transferable Warranty • Low Hoa And High Reserve • Deluxe Fans In All Rooms • Custom Window Dressings • Corner Unit Full Of Light • Dog Friendly Community .

The Fusion Community Is Significantly Located On The Boarder Of Manhattan Beach, Redondo Beach And Hawthorne. It Is Less Than 18 Blocks To The Beach, Less Than 5 Miles From Lax, A Mile From The 405 Fwy, Minutes From The Green-Line Train, And Walking Distance To Trader Joes, Starbuck'S And Many Other Shops And Restaurants. Fusion Offers Urban Living At It'S Best, Featuring A Community Pool, Jacuzzi, Basketball Court, An Infant Playground Area, And A Perimeter Fitness Path With Exercise Stations. If You Are Interested In Affordable, First-Rate Beach Living, This Is A Must See. Fusion Is The Gem Of The South Bay.

## Closed Sale Properties



**Addr:** 5404 West 149Th 7, Hawthorne  
**Area:** Holly Glen/Del Aire **MLS #:** S09050065  
**OP:** \$565,000  
**LP:** \$539,000 **SP:** \$540,000 **Apx SF:** 1,790  
**LD:** 05/02/2009 **SD:** 07/17/2009 **\$/SF:** \$301.68  
**Beds:** 3 **Bath To:** 3.00 **LotSF:** 0  
**YBl:** 2007 **Prking:** **DOM:** 76  
**Elem:** **Mid:** **High:**

**Property Description:** Looks Like New, Great "J" Model (3 Bed/2.5 Bath) Floor Plan With Every Upgrade Available Including Brazilian Cherry Wood Floors, Carpet, Air Conditioning, Forced Air, Tile Floors In Bathrooms, & Stainless Appliances Including Lg Refrigerator, Dishwasher And Cooktop. Property Has The Living Space & Bedrooms On One Level, Three Bedrooms W True Master Bedroom And Master Bath W Dual Corian Sinks And Walk In Closet. Open Floorplan Hosts A Great Room/Living Area W Adjacent To Dining Area And Kitchen With Island/Granite Counters. Large Picture Windows W Faux Wood Shutters Overlooks Tot Lot Offering Plenty Of Sunlight. Additional Features Include, Guest Bath W Pedestal Sink, Washer Dryer Area, Neutral Paint And Carpet Colors, Cut Out For Media Center, And 2 Car Attached Garage With Additional Storage Area. Complex Offers Pool, Jacuzzi, Exercise Path, Basketball 1/2 Court, Tot Lot, & Guest Parking. Close To Freeway, Shopping, Dining, Lax, Move In Ready. Builders Warranty Included



**Addr:** 5406 West 149Th 12, Hawthorne  
**Area:** Holly Glen/Del Aire **MLS #:** S09087420  
**OP:** \$539,000  
**LP:** \$539,000 **SP:** \$549,000 **Apx SF:** 1,790  
**LD:** 08/12/2009 **SD:** 09/30/2009 **\$/SF:** \$306.70  
**Beds:** 3 **Bath To:** 3.00 **LotSF:**  
**YBl:** 2007 **Prking:** Direct Garage Acces **DOM:** 19  
**Elem:** **Mid:** **High:**

**Property Description:** Clean And Immaculate Like New 3 Bedrooms And 3 Bath Townhome In The Comfortable 'Fusion'. This 1,790 Square Foot Home Has All Of The Amenities And Upgrades One Would Need. The Kitchen Has Granite Counters, Stainless Steel Appliances, Breakfast Island And Dining Area. Central A/C Cools The Unit And The Cozy Fireplace Warms It. Secure Gated Facility Has A Pool, Spa, Jacuzzi, Sports Courts And More. The End Unit Location Allows For Plenty Of Light And The Dual Master Suites Make It Ideal For Roommates Or Guests. Just A Couple Of Miles To The Beach(Closer Than Most Of North Redondo) And Across The Street From Manhattan Beach. For You Commuters, A Short Drive To Lax, And Easy Access To Freeways. Located In Award Winning Wiseburn School District!



**Addr:** 5511 West 149Th 11, Hawthorne  
**Area:** Holly Glen/Del Aire **MLS #:** S09049949  
**OP:** \$585,000  
**LP:** \$585,000 **SP:** \$566,000 **Apx SF:** 1,790  
**LD:** 05/04/2009 **SD:** 07/24/2009 **\$/SF:** \$316.20  
**Beds:** 3 **Bath To:** 3.00 **LotSF:**  
**YBl:** 2006 **Prking:** Direct Garage Acces **DOM:** 29  
**Elem:** Wiseburn Dist. **Mid:** Wiseburn **High:** Centinela Valle Dis

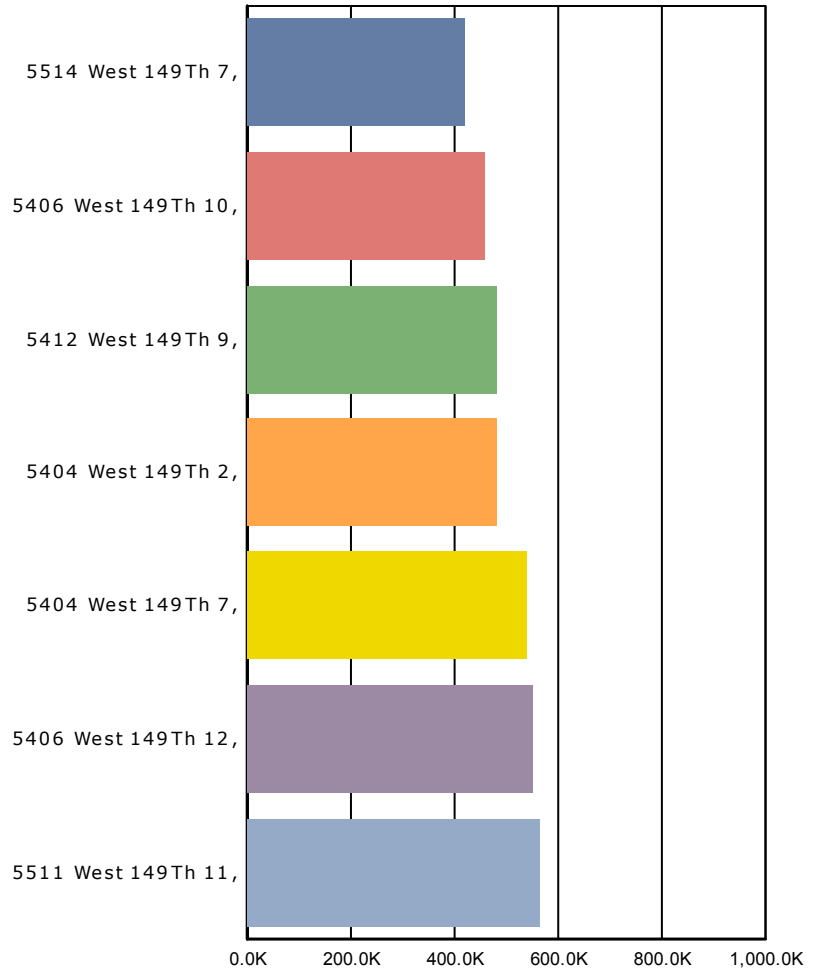
**Property Description:** 3 Bedrooms & 2½ Baths With Lots Of Large Windows Make This Corner Condo Light And Bright. This Is The Largest Plan In Fusion One Of The South Bay'S Newest And Most Distinctive Condo Complexes. This Condo Has Been Upgraded With A Stainless Steel Range Top, Granite Counters And Brazilian Cherry Wood Floors Throughout. There Is Direct Access From The 2 Car Garage That Has Lots Of Extra Storage Space. The Master Suite Features A Walk In Closet, 2 Sinks & Separate Shower. Laundry Is In The Unit By The Bedrooms To Make This Convenient Living For Today'S Busy Life Styles. The Complex Features A Great Pool And Spa, Sport Court, Outdoor Exercise Stations And Is Fully Gated. Close To Aerospace, Movie Studios, Restaurants, Shopping The Beach And Freeways.

Date: 10/28/2009

# CMA Pro Report

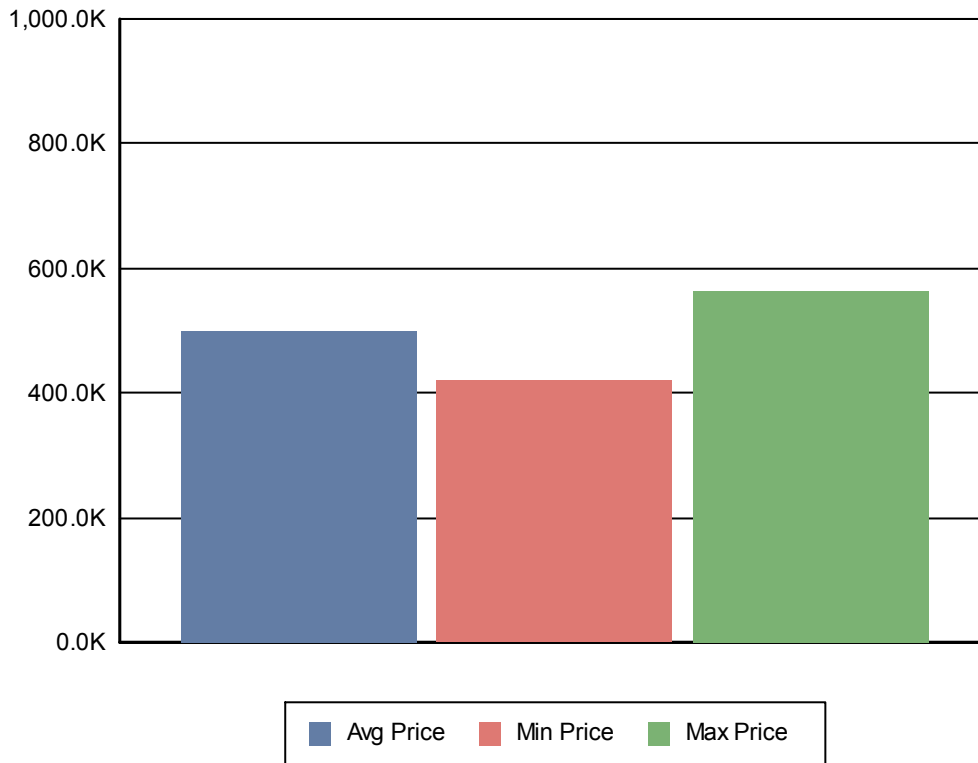
## Closed Sale Properties

Total # of Listings	<b>7</b>
Lowest Price	<b>\$420,000</b>
Highest Price	<b>\$566,000</b>
Average Price	<b>\$499,143</b>
Avg. Price/SqFt	<b>\$345.04</b>
Avg DOM	<b>48</b>



# CMA Pro Report

## Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$420,000	\$566,000	\$499,143	\$345.04
<b>Totals / Averages</b>	<b>\$420,000</b>	<b>\$566,000</b>	<b>\$499,143</b>	<b>\$345.04</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
5514 West 149Th 7, Hawthorne	\$420,000	\$420,000	13	%0.00	\$407.77
5406 West 149Th 10, Hawthorne	\$459,000	\$459,000	17	%0.00	\$353.08
5412 West 149Th 9, Hawthorne	\$490,000	\$480,000	100	-%2.04	\$369.23
5404 West 149Th 2, Hawthorne	\$499,000	\$480,000	85	-%3.81	\$360.63
5404 West 149Th 7, Hawthorne	\$539,000	\$540,000	76	%0.19	\$301.68
5406 West 149Th 12, Hawthorne	\$539,000	\$549,000	19	%1.86	\$306.70
5511 West 149Th 11, Hawthorne	\$585,000	\$566,000	29	-%3.25	\$316.20
<b>Total Averages</b>	<b>\$504,429</b>	<b>\$499,143</b>	<b>48</b>	<b>%-1.01</b>	<b>\$345.04</b>

**Note: Selected properties without SQFT values are not included in the "Average per Sqft" calculations**

## Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	5514 West 149Th 7	2	2.00	1,030	2006	\$420,000	\$420,000	08/04/2009	13
S	5406 West 149Th 10	2	2.00	1,300	2007	\$459,000	\$459,000	09/25/2009	17
S	5412 West 149Th 9	2	2.00	1,300	2007	\$490,000	\$480,000	07/31/2009	100
S	5404 West 149Th 2	2	2.00	1,331	2007	\$499,000	\$480,000	07/01/2009	85
S	5404 West 149Th 7	3	3.00	1,790	2007	\$539,000	\$540,000	07/17/2009	76

Date: 10/28/2009

## CMA Pro Report

S	5406 West 149Th 12	3	3.00	1,790	2007	\$539,000	\$549,000	09/30/2009	19
S	5511 West 149Th 11	3	3.00	1,790	2006	\$585,000	\$566,000	07/24/2009	29