

Comparative Market Analysis



Researched and prepared by
The Real Estate Solutions By
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Subject Property
515 21st Street
Manhattan Beach, CA
90266

Prepared exclusively for

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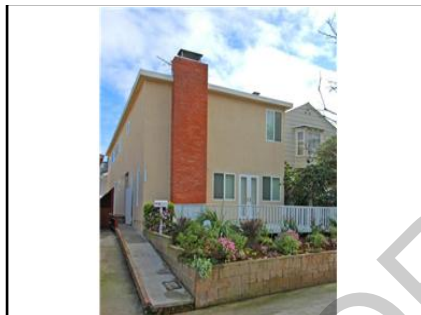
Comparative Market Analysis

515 21St St
Manhattan Beach, 90266

Friday, September 10, 2010

Full Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.



Subject Property

515 21St

MLS# S10066356

Status S

Area Manhattan Bch Sand

List Price \$2100,000

Sold Price \$2000,000

List Date 5/01/10

Sold Date 6/21/10

DOM 51

Beds 5

Baths 4

Style

Sqft 2,548

Lot Sqft 2730

Lot Dim

Acres

TG 733A7

Grg Stls

Prk Char

Pool None

Spa

Age 2002

Interior

Appliances

FP Family Room, Living Room

Roof

Details

416 6Th

S10023551

Closed Sale

Manhattan Bch Sand

\$1,779,000

\$1,804,000

03/04/2010

05/21/2010

11

5

3

2,600

2,700

732F7

Attached

Direct Garage Access,
Driveway

None

1969

Dishwasher, Refrigerator,
Freezer, Washer, Dryer,

Family Room

Details

501 7Th

V10034766

Closed Sale

Manhattan Bch Sand

\$2,190,000

\$1,900,000

04/01/2010

08/11/2010

73

4

4

Contemporary

3,594

2,700

7326F0

Attached

None

Bath Tub

1990

Family Room, Living Room, M

List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.



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515 21st St
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Closed Sale Properties



Addr: 416 6Th Manhattan Beach
Area: Manhattan Bch Sand **MLS #:** S10023551
OP: \$1,779,000
LP: \$1,779,000 **SP:** \$1,804,000 **Apx SF:** 2,600
LD: 03/04/2010 **SD:** 05/21/2010 **\$/SF:** \$693.85
Beds: 5 **Bath:** 3.00 **LotSF:** 2,700
YBit: 1969 **Prk:** Direct Garage Acce **DOM:** 11
Elem: Robinson **Mid:** MBMS **High:** Mira Costa

Property Description: Wonderful Walk-Street Location. 5 Bedrooms Plus Office, 2.5 Baths And 2600 Sqft (Btv). New Windows, Remodeled Kitchen. 2 Car Garage With 3 Additional Parking Spaces In The Driveway. Family Room With Fireplace That Leads To A Landscaped Patio And Deck. A Great Opportunity To Live Close To The Beach And Town In A Child-Friendly Walk Street Environment.



Addr: 501 7Th Manhattan Beach
Area: Manhattan Bch Sand **MLS #:** V10034766
OP: \$2,540,000
LP: \$2,190,000 **SP:** \$1,900,000 **Apx SF:** 3,594
LD: 04/01/2010 **SD:** 08/11/2010 **\$/SF:** \$528.66
Beds: 4 **Bath:** 4.00 **LotSF:** 2,700
YBit: 1990 **Prk:** **DOM:** 73
Elem: **Mid:** **High:** Mira Costa

Property Description: \$350,000 Price Reduction!!! Your Chance To Own On A Flat Downtown Walkstreet In Manhattan Beach Sand Section. First Time On The Market, Built In 1990- This Amazing Beach Home Has The Best Of Both Worlds! Located In A Quiet Family Neighborhood But Is Still Just Steps Away From The Beach And Downtown Manhattan. 4,000 Square Feet, Gated Front Yard With Access To Walk Street, 4 Bedrooms, 4 Bathrooms, Separate Master Suite Complete With Fireplace, Sitting Room And Wet Bar Walks Out To Large Private Balcony. Secondary Bedrooms Each Have Access To Yard. Tri-Level With Vaulted Ceilings And Skylights Throughout, Three Fireplaces Located In The Formal Living Room, Master Bedroom And Family Room. Open Kitchen Separates Formal Living/Dining Room And Family Room- Provides An Atmosphere Great For Entertaining! 3 Car-Garage With Room For Storage. This Is Truly A "Find"! Don'T Miss The Rare Opportunity To Own In This Highly Desirable Area. Lowest Price Per Square Foot On Manhattan Beach Walk Street



Addr: 515 21St Manhattan Beach
Area: Manhattan Bch Sand **MLS #:** S10066356
OP: \$2,100,000
LP: \$2,100,000 **SP:** \$2,000,000 **Apx SF:** 2,548
LD: 05/01/2010 **SD:** 06/21/2010 **\$/SF:** \$784.93
Beds: 5 **Bath:** 4.00 **LotSF:** 2,730
YBit: 2002 **Prk:** **DOM:** 51
Elem: **Mid:** **High:** mira costa

Property Description: Cape Cod Perfection In The Heart Of Great Location To Downtown, Beach, And Live Oak Park. Park The Car And Start Living The Beach Life In This Perfect Single Family Home That Screams The California Beach Life. Large Master Suite, Clawfoot Tub, Hardwood Floors Throughout, All Viking Appliances, 5 Large Rooms, High End Custom Finishes. This Home Was Built As A Custom Home Not A Spec House. Attention To Details Is Impeccable. Located On South Facing Lot, Lots Of Light, In The Highly Sought After Gas Lamp District.

Suggested Market Value Range of Your Property

\$1,900,000 to \$2,100,000

The Suggested Price Range for Your Property is our Professional opinion based on information provided to us by 3rd party, i.e. county records, recently sold properties, etc..

Without viewing the subject property in person, including interior structure, additional or lack of amenities, this Suggested Price is only an estimate of the market value. The suggested value may change once we view the subject property in person.

For a complete Home Value Report, please contact us at 1.310.882.2288. or HomeReport@sold310.com .



The Real Estate Solutions™

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950 Artesia Blvd Hermosa Beach CA 90254

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Sources of Buyers

This page illustrates the primary sources of buyers for your property.

When you want a buyer, come to us first

There are several excellent reasons for selecting a professional Real Estate Agent to handle the sale of your property. For starters, our long-standing real estate expertise gives us the ability to network with other firms' agents to promote your property to the widest possible audience, including the Internet. Selling your property depends on a lot more than advertising and signage - it takes referrals, word-of-mouth advertising, and networking.

