

BROKER'S PRICE OPINION - FORM 201
SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	Borrower's Name: Supul Wickramarachchi	Loan Number: 002221	
Street Address: 3908 Newton Street	City: Torrance	State: CA	Zip Code: 90505
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	As Is List	\$ 900,000	As Repaired List	\$ 1,100,000	Quick Sale	\$ 850,000	Land	\$ 300,000
Suggested List Price:	As Is Sale	\$ 900,000	As Repaired Sale	\$ 1,100,000	Quick Sale	\$ 850,000	Land	\$ 300,000

SUBJECT PROPERTY ITEMIZED REPAIRS

Title	Description	Cost
Repair 1	Stucco	\$ 10,000
Repair 2	Windows	\$ 10,000
Repair 3	Flooring	\$ 5,000
Repair 4	Interior/Exterior Paint	\$ 5,000
Repair 5	Interior repairs	\$ 70,000
Estimated Total		\$ 100,000

SUBJECT PROPERTY REPAIRS

Lender Required Property Repairs:	\$ 100,000	Contribution of Value:	\$ 200,000
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Explain Required Repairs: Subject is currently under construction. Front of subject has only the framing. Subject is in need of extensive repairs.

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	Condition: Poor	Square Feet: 1087
Bedroom: 2	Bathroom: 1	Garage: 2 Att
Year Built: 1955	Lot Size: 4956 SqFt	Basement: No
APN#: 7534-026-033	Has the subject property been listed in the last 12 months? No	
Previous List Price: \$ 0	Previous DOM: N/A	Is the subject property currently listed? No
Current List Price: \$ 0	Current DOM: N/A	Population Density: Suburban

SUBJECT PROPERTY COMMENTS

Subject is a south facing one story home that was found in poor condition. Subject sits on a raised foundation with stucco siding and a composition roof. Subject contains a 2 car detached garage. Subject is currently under construction. Front of subject has only the framing. Subject in need of extensive repairs. The subject is located in an established conforming neighborhood with homes of similar condition. Subject is centrally located to shopping, dining, parks, freeway access, and schools. Due to no comps in similar condition as subject, I made adjustments to comps accordingly.

Property Status

Vacant:	Yes	Vandalized:	No	Locked/Secured:	No	Winterized:	No
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COMPARABLE SALE INFORMATION (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq.Ft	BR	Bath	Lot Sz	Garage	Basement	Year	LP	SP	Sale Date	\$ PSF	DOM
24835 WINLOCK DRIVE TORRANCE (★)	FS	SFR-Det	Fair	0.6 Mi	1078	3	2	7677 SqFt	2 Det	No	1949	1,065,000	976,000	2023-08-14	905	7
22816 AVIS STREET TORRANCE	FS	SFR-Det	Avg	1.3 Mi	1211	3	2	5445 SqFt	2 Att	No	1954	1,096,000	1,085,000	2023-04-14	896	274
2730 DALEMEAD STREET TORRANCE	FS	SFR-Det	Good	1.3 Mi	1291	3	2	5060 SqFt	1 Det	No	1953	1,050,000	1,100,000	2023-05-19	852	20
1. Comments: Comp's gross living area is similar, but lot size is superior to subject. Comp has 1 more bedroom and bathroom than subject. Comp is in superior condition.													MLS# RS23140695	Sale Type: CV		
2. Comments: Comp's gross living area is superior, but lot size is similar to subject. Comp has 1 more bedroom and bathroom than subject. Comp is in superior condition.													MLS# 22167219	Sale Type: CV		
3. Comments: Comp's gross living area is superior, but lot size is similar to subject. Comp has 1 more bedroom and bathroom than subject. Comp is in superior condition.													MLS# SR23039249	Sale Type: CV		

ACTIVE COMPARABLE SALE (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq. Ft	BR	Bath	Lot Sz	Gar	Basement	Year	Orig LP	Curr LP	\$ PSF	DOM
24804 PITCAIRN WAY TORRANCE (★)	FS	SFR-Det	Avg	0.7 Mi	1067	3	2	9309 SqFt	2 Att	No	1950	1,050,000	1,050,000	984	24
24259 PARK STREET TORRANCE	FS	SFR-Det	Good	0.3 Mi	843	2	1	4957 SqFt	1 Det	No	1948	1,099,000	1,075,000	1,275	154
2649 DALEMEAD STREET TORRANCE	FS	SFR-Det	Avg	1.5 Mi	1259	3	2	4995 SqFt	2 Det	No	1953	1,098,000	1,098,000	872	15
1. Comments: Comp's gross living area is similar, but lot size is superior to subject. Comp has 1 more bedroom and bathroom than subject. Comp is in superior condition.													MLS# SB23166696		
2. Comments: Comp's gross living area is inferior, but lot size is similar to subject. Comp contains similar room count as subject. Comp is in superior condition.													MLS# PV23056241		
3. Comments: Comp's gross living area is superior, but lot size is similar to subject. Comp has 1 more bedroom and bathroom than subject. Comp is in superior condition.													MLS# SB23173611		

NEIGHBORHOOD DATA

Management Co Name:	Management Co Phone:	Rental Market: Lease potential (monthly): \$ 4,000
Neighborhood Trend: Stable	Neighborhood Trend Rate (monthly %): 0	Comparable Sales: 24 Days
Comparable Listing: 50 Days		

There is new construction nearby:	No	Price Range:	\$ 0 - \$ 0	Distance from Subject: Describe neighborhood factors that would detract from property: Neighborhood conforms to subject and is located near shopping, schools, hospitals, parks, public transportation, and freeway access. No negative external influences, environmental concerns, or zoning issues noted.
Number of similar listings within 1 mile:	1-5	Price Range:	\$ 780,000 - \$ 1,699,000	
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	Yes	Amount:	\$ 2,866	
Mello-Roos/Special Assesment Property:	No	Amount:	\$ 0	
Special Assessments/Homeowner Dues:	No	Amount:	\$ 0	

LISTING AGENT INFORMATION

Name: N/A	Firm Name: N/A	Phone Number: N/A	Subject MLS: N/A
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BPO PREPARATION

Broker Firm Name: Duran Properties	Preparer: Everardo Duran	Phone Number: 310-704-1070
Broker Tax ID#: 559394567	Inspection Date: 2023-09-30	Report Date: 2023-09-30
Office proximity to subject: 6 Mi	Explain if more than 40 miles:	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



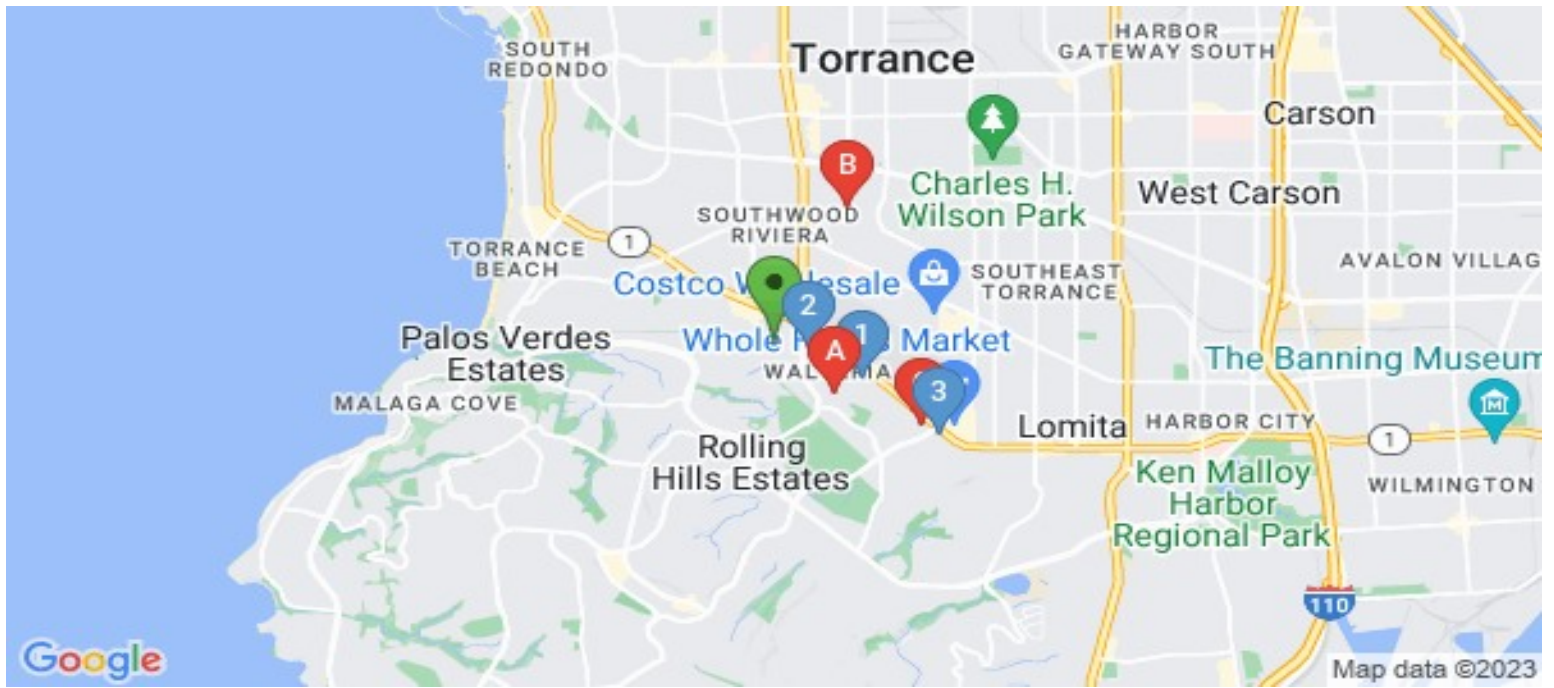
Listing 2



Listing 3



SUBJECT MAP



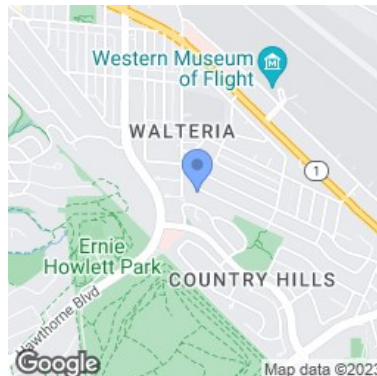
LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
 SUBJECT PROPERTY	3908 Newton Street	90505	0 MI
 COMPARABLE SALE 1	24835 WINLOCK DRIVE	90505	0.6 Mi
 COMPARABLE SALE 2	22816 AVIS STREET	90505	1.3 Mi
 COMPARABLE SALE 3	2730 DALEMEAD STREET	90505	1.3 Mi
 COMPARABLE LISTING 1	24804 PITCAIRN WAY	90505	0.7 Mi
 COMPARABLE LISTING 2	24259 PARK STREET	90505	0.3 Mi
 COMPARABLE LISTING 3	2649 DALEMEAD STREET	90505	1.5 Mi

24835 Winlock Dr, Torrance 90505

STATUS: Closed

LIST/CLOSE: \$1,065,000/\$976,000 ↓

North on PCH, left on Newton, then left on Winlock



BED / BATH: **3/2,0,0,0**
 SQFT(src): **1,078 (A)**
 PRICE PER SQFT: **\$905.38**
 LOT(src): **7,677/0.1762 (A)**
 LEVELS: **One**
 GARAGE: **2/Detached**
 YEAR BUILT(src): **1949 (APP)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **Z/Z**
 SLC: **Trust**
 PARCEL #: **7535012010**
 LISTING ID: **RS23140695**

Submit Offer

DESCRIPTION

Welcome to this fixer property with incredible potential situated in the highly desirable WALTERIA area in Torrance. The possibilities are endless with this 7,677 sq ft lot with ADU potential for cash flow or to enhance your lifestyle. This is a fabulous location. The kids can walk or ride their bikes to WALTERIA Elementary School. De Portola park is also within walking distance. Research the excellent public schools in this area. With some "TLC" you can make this home your forever dream home. This property is being sold in "AS-IS" condition. Don't miss out on this opportunity to live in the WALTERIA area. Come take a look and make an offer. Priced to sell.

EXCLUSIONS:

INCLUSIONS:

AREA: **125 - WALTERIA**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,065,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING: **Driveway, Garage, RV Access/Parking, Side by Side, Street**
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms Down, Den, Family Room, Kitchen, Living Room, Master Suite**
 EATING AREA: **In Kitchen**

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **Inside**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **Pantry**
 MAIN LEVEL BEDROOMS: **3**
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
 APPLIANCES: **Tankless Water Heater**
 KITCHEN FEATURES: **Butler's Pantry**
 BATHROOM FEATURES: **Shower in Tub, Vanity area**

FLOORING:
 ENTRY LOC/ENTRY LVL: **Front/1**
 FIREPLACE: **Kitchen**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES: **North**

SECURITY: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 SEWER: **Public Sewer**

LOT: **No Landscaping, Sprinklers In Rear**
 POOL: **None**

PATIO/PORCH: **None**
 SPA: **None**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE: **Traditional**
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND: **Fixer**

CONSTR MTLs: **Stucco**
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Detached**
 UNCOVERED SPACES:

PARKING TOTAL: **2**
 # REMOTES:

GARAGE SPACES: **2**
 RV PARK DIM:

CARPORTR SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTIONPOWER PRODUCTION: **No** GREEN VERIFICATION: **No****COMMUNITY**

HOA FEE: \$0	HOA NAME:	HOA PHONE:	# OF UNITS: 1
HOA FEE 2:	HOA NAME 2:	HOA PHONE 2:	# UNITS IN COMMUNITY:
HOA FEE 3:	HOA NAME 3:	HOA PHONE 3:	STORIES TOTAL: 1

COMMUNITY: **Sidewalks, Street Lights** HOA AMENITIES:
 HOA MANAGEMENT NAME:
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: No	LAND LEASE AMOUNT:	UTILITIES: Cable Available, Electricity Available, Sewer Connected, Water Available, Water Connected	TAX LOT: 27
PARCEL #: 7535012010	LAND LEASE AMT FREQ:	ELECTRIC:	TAX BLOCK: 3
ADDITIONAL APN(s): No	LAND LEASE PURCH?:	WATER SOURCE: Public	TAX TRACT #: 15139
	LAND LEASE RENEW:	LOT SIZE DIM: 7677	ZONING: TORR-LO
		ASSESSMENTS: Unknown	TAX OTHER ASSESSMENT: \$400
			TAX OTHER ASSESS SOURCE: Estimated

SCHOOL

HIGH SCHOOL DISTRICT: Torrance Unified	ELEMENTARY: Walteria	MIDDLE/JR HIGH:	HIGH SCHOOL: South High
	ELEMENTARY OTHER:	MIDDLE/JR HIGH OTHER: Richardson Middle Sc	HIGH SCHOOL OTHER:

LISTING**DATES**

BAC: 2%	TERMS: Cash, Cash to New Loan, Conventional	LIST CONTRACT DATE: 07/31/23
BAC RMRKS:	LIST AGRMT: Exclusive Right To Sell	START SHOWING DATE:
DUAL/VARI COMP?: No	LIST SERVICE: Full Service	ON MARKET DATE: 07/31/23
LEASE CONSIDERED?: No	AD NUMBER: 213-798-2014	PRICE CHG TIMESTAMP:
CURRENT FINANCING:	DISCLOSURES:	STATUS CHG TIMESTAMP: 08/15/23
POSSESSION: Close Of Escrow	INTERNET, AVM?/COMM?: Yes/Yes	MOD TIMESTAMP: 08/15/23
SIGN ON PROPERTY?: No	INTERNET?/ADDRESS?: Yes/Yes	EXPIRED DATE: 01/31/24
CONTINGENCY LIST:	NEIGHBORHOOD MARKET REPORT YN?: Yes	PURCH CONTRACT DATE: 08/07/23
		CLOSE DATE: 08/14/23

CONTINGENCY: **NONE****PRIVATE REMARKS: This property is being sold in "AS-IS" condition. Broker does not represent or guarantee accuracy of the information that has been provided by the trustee. Buyer is advised to verify the accuracy of all information provided.****SHOWING INFORMATION**

SHOW CONTACT TYPE: Agent	LOCK BOX LOCATION: NONE	OCCUPANT TYPE: Owner
SHOW CONTACT NAME: Brenda K Grandberry	LOCK BOX TYPE: None	OWNER'S NAME: Arnett Family Trust
SHOW CONTACT PH: 213-798-2014		
SHOW INSTRUCTIONS: Showings are by appointment only. 24 hour notice please. Text me at (213) 798-2014 with a copy of your business card and showing time and I will do my best to accommodate you.		
DIRECTIONS: North on PCH, left on Newton, then left on Winlock		

AGENT / OFFICE**CONTACT PRIORITY**

LA: (RSGRANBRE) Brenda Grandberry	LA State License: 01363099	1.LA CELL: 213-798-2014
CoLA:	CoLA State License:	
LO: (RBKG) Brenda K. Grandberry, Broker	LO State License: 01363099	
LO PHONE: 213-798-2014	LO FAX:	
CoLO:	CoLO State License:	
CoLO PHONE:	CoLO FAX:	
	Offers Email: brendagrandberry@yahoo.com	

COMPARABLE INFORMATION

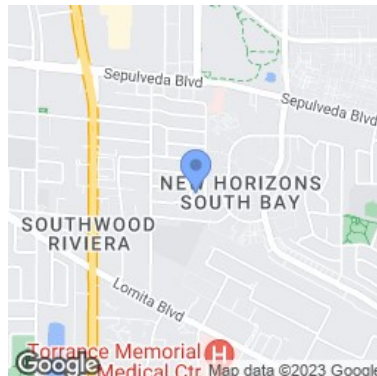
CLOSE PRICE: \$976,000	BA: (RSGRANBRE) Brenda Grandberry	CoBA: ()	BUYER FINANCING: Cash
LIST PRICE: \$1,065,000	BO: Brenda K. Grandberry, Broker	CoBO:	CONCESSIONS \$: \$0
LIST \$ ORIGINAL: \$1,065,000	BA State License: 01363099	CoBA State License:	CONCESSION CMTS: N/A
PURCH CONTRACT DATE: 08/07/23	BO State License: 01363099	CoBO State License:	COE DATE: 08/14/23
DOM/CDOM: Z/Z			

22816 AVIS St, Torrance 90505

STATUS: Closed

LIST/CLOSE: \$1,096,000/\$1,085,000

Head north on Hawthorne Blvd toward Lomita Blvd. Turn right onto W 230th St. Turn left onto Madison St. Turn right onto W 228th Pl



BED / BATH: 3/2,0,0,0
SQFT(src): 1,211 (A)
PRICE PER SQFT: \$895.95
LOT(src): 5,445/0.12 (A)
LEVELS:
GARAGE: 2/Attached
YEAR BUILT(src): 1954 (ASR)
PROP SUB TYPE: SFR
DOM / CDOM: 274/274
SLC: Standard
PARCEL #: 7368016033
LISTING ID: 22167219

Submit Offer

DESCRIPTION

Come see this charming 3 bedroom, 2 bathroom home now on the market! Enjoy preparing meals in this impressive kitchen equipped with ample cabinets and generous counter space. Lighting, ceiling fans, and fixtures flow throughout. Relax in your primary suite, complete with a walk-in closet, and an en-suite bathroom with double sinks. Entertain on the back patio, perfect for barbecues. Don't wait! Make this beautiful home yours today.

EXCLUSIONS:

INCLUSIONS:

AREA: 127 - South East Torrance - West
SUBDIVISION: /
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?: No

LIST \$ ORIGINAL: \$1,250,000
BASEMENT SQFT:
COMMON WALLS: No Common Walls
PARKING:
HORSE:
PROBATE AUTHORITY:

ROOM TYPE: Master Bathroom
EATING AREA:

COOLING: None
HEATING: Natural Gas
VIEW: None
WATERFRONT:
LAUNDRY: See Remarks

PROP SUB TYPE: Single Family Residence ()

STRUCTURE TYPE:

COMMON INTEREST:

INTERIOR

INTERIOR:
MAIN LEVEL BEDROOMS:
MAIN LEVEL BATHROOMS:

ACCESSIBILITY:
APPLIANCES:
KITCHEN FEATURES: Granite Counters
BATHROOM FEATURES:

FLOORING: Laminate, Tile
ENTRY LOC/ENTRY LVL: /
FIREPLACE: None

EXTERIOR

EXTERIOR:
FENCING:
DIRECTION FACES:

SECURITY:
SEWER:

LOT:
POOL: None

PATIO/PORCH:
SPA: None

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW:

ROOF:
FOUNDATION DTLS:
PROP COND:

CONSTR MTLs:
OTHER STRUCT:
NEW CONSTRUCTION YN:

GARAGE AND PARKING

ATTACHED GARAGE?: Attached
UNCOVERED SPACES:

PARKING TOTAL: 2
REMOTES:

GARAGE SPACES: 2
RV PARK DIM:

CARPOT SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION:

GREEN VERIFICATION:

COMMUNITY

HOA FEE:
HOA FEE 2:
HOA FEE 3:
COMMUNITY:
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME:
HOA NAME 2:
HOA NAME 3:
HOA AMENITIES:

HOA PHONE:
HOA PHONE 2:
HOA PHONE 3:

OF UNITS:
UNITS IN COMMUNITY:
STORIES TOTAL: **1**

LAND

LAND LEASE?:
PARCEL #: **7368016033**
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES:
ELECTRIC:
WATER SOURCE:
LOT SIZE DIM: **55x100**
ASSESSMENTS:

TAX LOT:
TAX BLOCK:
TAX TRACT #:
ZONING: **TORR-LO**
TAX OTHER ASSESSMENT:
TAX OTHER ASSESS SOURCE:

SCHOOL

HIGH SCHOOL DISTRICT:

ELEMENTARY:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SCHOOL OTHER:

LISTING

BAC: **2%**
BAC RMRKS:
DUAL/VARI COMP?:
LEASE CONSIDERED?:
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:
CONTINGENCY LIST:

TERMS:
LIST AGRMT: **Seller Reserved**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?:

LIST CONTRACT DATE: **06/13/22**
START SHOWING DATE:
ON MARKET DATE: **06/13/22**
PRICE CHG TIMESTAMP: **03/01/23**
STATUS CHG TIMESTAMP: **04/14/23**
MOD TIMESTAMP: **04/14/23**
EXPIRED DATE: **06/11/23**
PURCH CONTRACT DATE: **03/23/23**
CLOSE DATE: **04/14/23**

CONTINGENCY:

PRIVATE REMARKS: To access the home or schedule an appt please use ShowingTime, (855) 746-9878. Tour from 9am-7pm daily. For questions, call Jordan Gritton at (323) 489-3625. For financing options with additional incentives, see lower.com/mls. To check offer status, access necessary buyer-signed documents & submit offers visit www.opendoor.com/make-offer. Opendoor Brokerage is an affiliate of owner. Buyer required to sign Affiliated Business Disclosure. Preferred Title: Chicago Title - Irvine, CA. FHA Eligible

SHOWING INFORMATION

SHOW CONTACT TYPE:
SHOW CONTACT NAME: **ShowingTime**
SHOW CONTACT PH: **8557469878** |

LOCK BOX LOCATION:
LOCK BOX TYPE: **See Remarks**

OCCUPANT TYPE: **Vacant**
OWNER'S NAME:

SHOW INSTRUCTIONS: **Showing Instructions: Please use ShowingTime, (855) 746-9878, for access and scheduling visits. Showing Information: Vacant, Appointment Only**

DIRECTIONS: **Head north on Hawthorne Blvd toward Lomita Blvd. Turn right onto W 230th St. Turn left onto Madison St. Turn right onto W 228th Pl**

AGENT / OFFICE

LA: (**CLW-C139614**) **Gabriel Valdez**
CoLA: **Jordan Gritton**
LO: (**CLW-X82364**) **Opendoor Brokerage Inc.**
LO PHONE: **323-917-8617**
CoLO: **Opendoor Brokerage Inc.**
CoLO PHONE: **323-917-8617**

LA State License: **02061030**
CoLA State License: **02070585**
LO State License: **02061130**
LO FAX:
CoLO State License: **02061130**
CoLO FAX:
Offers Email:

CONTACT PRIORITY

1. LA CELL: **323-917-8617**
2. OTHER:
3. LA EMAIL: **homes@opendoor.com**
4. CoLA CELL:
5. OTHER:
6. CoLA EMAIL: **jgritton@opendoor.com**

COMPARABLE INFORMATION

CLOSE PRICE: **\$1,085,000**
LIST PRICE: **\$1,096,000**
LIST \$ ORIGINAL: **\$1,250,000**
PURCH CONTRACT DATE: **03/23/23**
DOM/CDOM: **274/274**

BA: (**BB42493**) **Philip Robinson**
BO: **Redfin Corporation**
BA State License: **02106929**
BO State License:

CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:

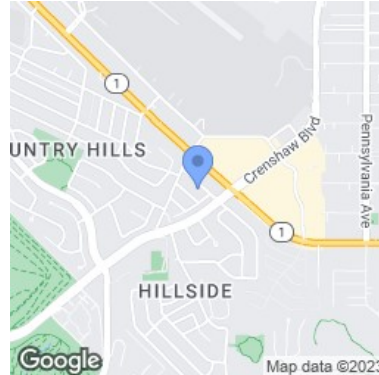
BUYER FINANCING: **Cash, Conventional, VA, FHA**
CONCESSIONS \$:
CONCESSION CMTS:
COE DATE: **04/14/23**

2730 Dalemead St, Torrance 90505

STATUS: Closed

LIST/CLOSE: \$1,050,000/\$1,100,000

PCH to Rolling Hills to Dalemead St.



BED / BATH: **3/2,0,0,0**
 SQFT(src): **1,291 (A)**
 PRICE PER SQFT: **\$852.05**
 LOT(src): **5,060/0.1162 (A)**
 LEVELS: **One**
 GARAGE: **1/Detached**
 YEAR BUILT(src): **1953 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **20/20**
 SLC: **Standard**
 PARCEL #: **7536002013**
 LISTING ID: **SR23039249**

[Submit Offer](#)

DESCRIPTION

Welcome to this amazing storybook home. From the moment you enter through this beautiful mahogany front door this passionately remodeled 3 bedrooms 2 bath home with wood plank flooring through out. 3rd bedroom / office doesn't have a closet. Recently remodeled kitchen with stainless steel appliances, quartz counter tops, farm sink, recessed lighting and wine fridge. Cute nook eating area adjacent to kitchen. Upgraded windows and doors, Central cooling & heat, ceiling fans, mirrored wardrobe doors, crown molding, Master bath recently remodeled, Exterior has electric gate for easy access to the backyard, front yard with gorgeous fountain and landscape. Garage is situated behind electric gate. Gorgeous rear yard with large covered patio. The sale is subject to seller finding their home of choice.

EXCLUSIONS:

INCLUSIONS:

AREA: **125 - Waleria**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,050,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms Down**
 EATING AREA: **Area**

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **See Remarks**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **Ceiling Fan(s)**
 MAIN LEVEL BEDROOMS: **3**
 MAIN LEVEL BATHROOMS: **3**

ACCESSIBILITY:
 APPLIANCES: **Dishwasher**
 KITCHEN FEATURES: **Quartz Counters**
 BATHROOM FEATURES:

FLOORING: **Wood**
 ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Unknown**

LOT: **0-1 Unit/Acre**
 POOL: **None**

PATIO/PORCH: **Covered**
 SPA: **None**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLS:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Detached**
 UNCOVERED SPACES:

PARKING TOTAL: **1**
 # REMOTES:

GARAGE SPACES: **1**
 RV PARK DIM:

CARPOT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$0**
 HOA FEE 2:
 HOA FEE 3:
 COMMUNITY: **Curbs**
 HOA MANAGEMENT NAME:
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

HOA NAME:
 HOA NAME 2:
 HOA NAME 3:
 HOA AMENITIES:

HOA PHONE:
 HOA PHONE 2:
 HOA PHONE 3:

OF UNITS: **1**
 # UNITS IN COMMUNITY:
 STORIES TOTAL: **1**

LAND

LAND LEASE?: **No**
 PARCEL #: **7536002013**
 ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
 LAND LEASE AMT FREQ:
 LAND LEASE PURCH?:
 LAND LEASE RENEW:

UTILITIES: **Other**
 ELECTRIC:
 WATER SOURCE: **Public**
 LOT SIZE DIM:
 ASSESSMENTS: **Unknown**

TAX LOT: **164**
 TAX BLOCK:
 TAX TRACT #: **18416**
 ZONING: **TORR-MD**
 TAX OTHER ASSESSMENT: **\$392**
 TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Torrance Unified**

ELEMENTARY:
 ELEMENTARY OTHER:

MIDDLE/JR HIGH:
 MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
 HIGH SCHOOL OTHER:

LISTING

BAC: **2.5%**
 BAC RMRKS:
 DUAL/VARI COMP?: **No**
 LEASE CONSIDERED?: **No**
 CURRENT FINANCING:
 POSSESSION:
 SIGN ON PROPERTY?:
 CONTINGENCY LIST:

TERMS: **Cash to New Loan**
 LIST AGRMT: **Exclusive Right To Sell**
 LIST SERVICE: **Full Service**
 AD NUMBER:
 DISCLOSURES:
 INTERNET, AVM?/COMM?: **Yes/Yes**
 INTERNET?/ADDRESS?: **Yes/Yes**
 NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **03/06/23**
 START SHOWING DATE:
 ON MARKET DATE: **03/08/23**
 PRICE CHG TIMESTAMP:
 STATUS CHG TIMESTAMP: **06/05/23**
 MOD TIMESTAMP: **06/12/23**
 EXPIRED DATE: **08/05/23**
 PURCH CONTRACT DATE: **03/28/23**
 CLOSE DATE: **05/19/23**

CONTINGENCY: **Subject to seller finding a home of choice**
PRIVATE REMARKS: Subject to seller finding their home of choice

SHOWING INFORMATION

SHOW CONTACT TYPE: **See Remarks**
 SHOW CONTACT NAME:
 SHOW CONTACT PH:
 SHOW INSTRUCTIONS: **Call owner 310 200-2994**
 DIRECTIONS: **PCH to Rolling Hills to Dalemead St.**

LOCK BOX LOCATION: **Front Water pipe**
 LOCK BOX TYPE: **Supra**

OCCUPANT TYPE: **Owner**
 OWNER'S NAME:

AGENT / OFFICE

LA: (**F660099019**) **Michael Metcalf**
 CoLA:
 LO: (**FF7000820**) **RE/MAX of Valencia**
 LO PHONE: **661-702-4500Ext:0**
 CoLO:
 CoLO PHONE:

LA State License: **00919826**
 CoLA State License:
 LO State License: **01013938**
 LO FAX: **661-702-4505**
 CoLO State License:
 CoLO FAX:
 Offers Email: **michaelandbrenda@msn.com**

CONTACT PRIORITY

1.LA CELL: **661-803-8871**
 2.LA CELL: **661-803-8871**
 3.LA DIRECT:
 4.LA TOLL FREE:
 5.LA VOICEMAIL: **661-702-4567**
 6.LA EMAIL: **michaelandbrenda@msn.com**

COMPARABLE INFORMATION

CLOSE PRICE: **\$1,100,000**
 LIST PRICE: **\$1,050,000**
 LIST \$ ORIGINAL: **\$1,050,000**
 PURCH CONTRACT DATE: **03/28/23**
 DOM/CDOM: **20/20**

BA: (**F660099019**) **Michael Metcalf**
 BO: **RE/MAX of Valencia**
 BA State License: **00919826**
 BO State License: **01013938**

CoBA: **()**
 CoBO:
 CoBA State License:
 CoBO State License:

BUYER FINANCING: **Conventional**
 CONCESSIONS \$: **\$5,000**
 CONCESSION CMTS: **In lieu of repairs**
 COE DATE: **05/19/23**

24804 Pitcairn Way, Torrance 90505

STATUS: Active Under Contract

LIST PRICE: \$1,050,000

From Hawthorne Bl. and Pacific Coast Highway go south on Hawthorne and turn left on Newton Street. Take newton to Pitcairn (about 5 blocks).



BED / BATH: 3/1,1,0,0
SQFT(src): 1,067 (A)
PRICE PER SQFT: \$984.07
LOT(src): 9,309/0.2137 (A)
LEVELS: One
GARAGE: 2/Attached
YEAR BUILT(src): 1950 (ASR)
PROP SUB TYPE: SFR/D
DOM / CDOM: 24/24
SLC: Trust
PARCEL #: 7535005039
LISTING ID: SB23166696

Submit Offer

DESCRIPTION

Tucked away on a cul-de-sac in a wonderful WALTERIA neighborhood is this great 3 Bedroom, 2 Bathroom home. The Eat-In kitchen is pretty with granite counters and slider access to the yard. Some features include... wood look floors throughout much of the space, Woodburning Fireplace, Main suite with private bathroom, Newer windows, Forced Air Heating, 2 Car Garage and a Tremendous 9300 Square Foot Lot to do whatever you can! Consider an ADU or huge addition. Close to WALTERIA Elementary School and Deportola Park. Wonderful weather and Great TUSD School district! This is the one you have been waiting for.

EXCLUSIONS:

INCLUSIONS:

AREA: 125 - WALTERIA
SUBDIVISION: /WALTERIA
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?: No

LIST \$ ORIGINAL: \$1,050,000
BASEMENT SQFT:
COMMON WALLS: No Common Walls
PARKING: Garage
HORSE:
PROBATE AUTHORITY:

ROOM TYPE: All Bedrooms Down, Kitchen, Living Room
EATING AREA: Area, In Kitchen

COOLING: None
HEATING: Forced Air
VIEW: None
WATERFRONT:
LAUNDRY: In Garage

PROP SUB TYPE: Single Family Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: None

INTERIOR

INTERIOR:
MAIN LEVEL BEDROOMS: 3
MAIN LEVEL BATHROOMS: 2

ACCESSIBILITY:
APPLIANCES:
KITCHEN FEATURES:
BATHROOM FEATURES:

FLOORING:
ENTRY LOC/ENTRY LVL: front/1
FIREPLACE: Living Room, Wood Burning

EXTERIOR

EXTERIOR:
FENCING:
DIRECTION FACES:

SECURITY:
SEWER: Public Sewer

LOT: Cul-De-Sac, Lot 6500-9999
POOL: None

PATIO/PORCH: Patio
SPA: None

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE: Contemporary
DOOR:
WINDOW: Double Pane Windows

ROOF: Composition, Fiberglass
FOUNDATION DTLS: Slab
PROP COND:

CONSTR MTLs: Stucco
OTHER STRUCT:
NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Attached
UNCOVERED SPACES:

PARKING TOTAL: 2
REMOTES: 1

GARAGE SPACES: 2
RV PARK DIM:

CARPOR T SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE: 73

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION: No

COMMUNITY

HOA FEE: **\$0**
 HOA FEE 2:
 HOA FEE 3:
 COMMUNITY: **Curbs, Sidewalks**
 HOA MANAGEMENT NAME:
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

HOA NAME:
 HOA NAME 2:
 HOA NAME 3:
 HOA AMENITIES:

HOA PHONE:
 HOA PHONE 2:
 HOA PHONE 3:

OF UNITS: **1**
 # UNITS IN COMMUNITY:
 STORIES TOTAL: **1**

LAND

LAND LEASE?: **No**
 PARCEL #: **7535005039**
 ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
 LAND LEASE AMT FREQ:
 LAND LEASE PURCH?: **No**
 LAND LEASE RENEW:

UTILITIES:
 ELECTRIC:
 WATER SOURCE: **Public**
 LOT SIZE DIM:
 ASSESSMENTS: **Unknown**

TAX LOT: **11**
 TAX BLOCK: **1**
 TAX TRACT #: **16569**
 ZONING:
 TAX OTHER ASSESSMENT: **\$0**
 TAX OTHER ASSESS SOURCE: **Unknown**

SCHOOL

HIGH SCHOOL DISTRICT: **Torrance Unified**

ELEMENTARY: **Walteria**
 ELEMENTARY OTHER:

MIDDLE/JR HIGH: **Richardson**
 MIDDLE/JR HIGH OTHER:

HIGH SCHOOL: **South**
 HIGH SCHOOL OTHER:

LISTING**DATES**

BAC: **2.5%**
 BAC RMRKS:
 DUAL/VARI COMP?: **No**
 LEASE CONSIDERED?: **No**
 CURRENT FINANCING: **None**
 POSSESSION:
 SIGN ON PROPERTY?: **No**
 CONTINGENCY LIST: **Standard Contract**
Contingencies
 CONTINGENCY:
PRIVATE REMARKS: Offers to be in on Wednesday 9/13/23 by Noon.

TERMS: **Cash to New Loan, Conventional, Submit**
 LIST AGRMT: **Exclusive Right To Sell**
 LIST SERVICE: **Full Service**
 AD NUMBER:
 DISCLOSURES:
 INTERNET, AVM?/COMM?: **Yes/Yes**
 INTERNET?/ADDRESS?: **Yes/Yes**
 NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **09/06/23**
 START SHOWING DATE:
 ON MARKET DATE: **09/06/23**
 PRICE CHG TIMESTAMP:
 STATUS CHG TIMESTAMP: **09/14/23**
 MOD TIMESTAMP: **09/14/23**
 EXPIRED DATE:
 PURCH CONTRACT DATE: **09/14/23**
 ENDING DATE:

SHOWING INFORMATION

SHOW CONTACT TYPE: **None**
 SHOW CONTACT NAME:
 SHOW CONTACT PH:
 SHOW INSTRUCTIONS: **Vacant with Supra Lock Box. Timed 9am to 9pm. Offers to be in by Noon on Wednesday 9/13/23.**
 DIRECTIONS: **From Hawthorne Bl. and Pacific Coast Highway go south on Hawthorne and turn left on Newton Street. Take newton to Pitcairn (about 5 blocks).**

LOCK BOX LOCATION: **Right Gate**
 LOCK BOX TYPE: **Supra**

OCCUPANT TYPE: **Vacant**
 OWNER'S NAME:

AGENT / OFFICE**CONTACT PRIORITY**

LA: **(SVALLRON) Ron Vallery**
 CoLA:
 LO: **(sb1293690) Re/Max Estate Properties**
 LO PHONE: **310-544-9999**
 CoLO:
 CoLO PHONE:

LA State License: **00760405**
 CoLA State License:
 LO State License: **01879720**
 LO FAX: **310-703-1999**
 CoLO State License:
 CoLO FAX:
 Offers Email: **ronvallery@yahoo.com**

1.LA CELL: **310-994-2029**
 2.LA TEXT: **310-994-2029**
 3.LA EMAIL: **ronvallery@yahoo.com**

COMPARABLE INFORMATION

CLOSE PRICE:
 LIST PRICE: **\$1,050,000**
 LIST \$ ORIGINAL:
 PURCH CONTRACT DATE: **09/14/23**
 DOM/CDOM: **24/24**

BA: **()**
 BO:
 BA State License:
 BO State License:

CoBA: **()**
 CoBO:
 CoBA State License:
 CoBO State License:

BUYER FINANCING:
 CONCESSIONS \$:
 CONCESSION CMTS:
 END DATE:

24259 Park St, Torrance 90505

STATUS: Active

LIST PRICE: \$1,075,000

Hawthorne and 244th Street.



BED / BATH: **2/1,0,0,0**
 SQFT(src): **843 (OTH)**
 PRICE PER SQFT: **\$1,275.21**
 LOT(src): **4,957/0.1138 (A)**
 LEVELS: **One**
 GARAGE: **1/Attached**
 YEAR BUILT(src): **1948 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **154/154**
 SLC: **Standard**
 PARCEL #: **7534014011**
 LISTING ID: **PV23056241**

[Listing has Supplements](#)

[Submit Offer](#)

DESCRIPTION

This is a must see in person home. One of the most charming Craftsman styled homes in the highly desirable WALTERIA area of Torrance is waiting for you!!! This property is light and bright with vaulted ceilings, huge skylights and open concept floor plan. The oversized kitchen features stainless appliances, granite countertops and an abundance of cabinetry alongside the eat-in-kitchen area. The two spacious bedrooms have large windows, allowing ample sunlight and an open feeling. The contemporary upgraded bathroom is accented with tile floors, stone tiled shower and vanity with a granite top. Newer windows throughout including several bay windows and a garden window in the kitchen. Garage parking with bonus work space and laundry area. You will enjoy the covered covered carport behind a gated driveway for additional parking and entertaining. A completely fenced in backyard is fantastic for entertaining friends and family. The lot size may allow for future growth or even the possibility of adding an ADU, check with the city. With curb appeal through the roof, a desirable location, outstanding Torrance school district, easy access to shopping, entertainment and a short drive to the beach. What are you waiting for?? Schedule your appointment now.

EXCLUSIONS: Window treatments, personal property

INCLUSIONS:

AREA: **125 - WALTERIA**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,099,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING: **Attached Carport, Driveway, Garage, Garage Faces Front, Gated**
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms Down, Great Room**
 EATING AREA: **In Kitchen**

COOLING: **None**
 HEATING:
 VIEW: **Neighborhood**
 WATERFRONT:
 LAUNDRY: **Dryer Included, In Garage, Washer Included**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **High Ceilings, Unfurnished**
 MAIN LEVEL BEDROOMS: **2**
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:
 APPLIANCES: **Dishwasher, Double Oven, Gas Range, Range Hood**
 KITCHEN FEATURES: **Granite Counters**
 BATHROOM FEATURES: **Shower**

FLOORING: **Laminate, Tile**
 ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 FENCING: **Masonry, Wood**
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Back Yard, Front Yard, Level with Street**
 POOL: **None**

PATIO/PORCH: **Front Porch**
 SPA: **None**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE: **Craftsman**
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
 UNCOVERED SPACES:

PARKING TOTAL: **1**
 # REMOTES:

GARAGE SPACES: **1**
 RV PARK DIM:

CARPOT SPACES:

GREEN

GREEN ENERGY GEN:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

WALK SCORE:

POWER PRODUCTION

POWER PRODUCTION: **No** GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: \$0	HOA NAME:	HOA PHONE:	# OF UNITS: 1
HOA FEE 2:	HOA NAME 2:	HOA PHONE 2:	# UNITS IN COMMUNITY:
HOA FEE 3:	HOA NAME 3:	HOA PHONE 3:	STORIES TOTAL: 1
COMMUNITY: Suburban	HOA AMENITIES:		
HOA MANAGEMENT NAME:			
HOA MANAGEMENT NAME 2:			
HOA MANAGEMENT NAME 3:			

LAND

LAND LEASE?: No	LAND LEASE AMOUNT:	UTILITIES:	TAX LOT: 32
PARCEL #: 7534014011	LAND LEASE AMT FREQ:	ELECTRIC:	TAX BLOCK: 3
ADDITIONAL APN(s): No	LAND LEASE PURCH?:	WATER SOURCE: Public	TAX TRACT #: 9340
	LAND LEASE RENEW:	LOT SIZE DIM:	ZONING: TORR-LO
		ASSESSMENTS: Unknown	TAX OTHER ASSESSMENT: \$345
			TAX OTHER ASSESS SOURCE: Estimated

SCHOOL

HIGH SCHOOL DISTRICT: Torrance Unified	ELEMENTARY:	MIDDLE/JR HIGH:	HIGH SCHOOL:
	ELEMENTARY OTHER:	MIDDLE/JR HIGH OTHER:	HIGH SCHOOL OTHER:

LISTING

BAC: **2.5%**
 BAC RMRKS:
 DUAL/VARI COMP?: **No**
 LEASE CONSIDERED?: **No**
 CURRENT FINANCING:
 POSSESSION:
 SIGN ON PROPERTY?: **Yes**
 CONTINGENCY LIST:

TERMS: **Cash**
 LIST AGRMT: **Exclusive Right To Sell**
 LIST SERVICE: **Full Service**
 AD NUMBER:
 DISCLOSURES:
 INTERNET, AVM?/COMM?: **No/No**
 INTERNET?/ADDRESS?: **Yes/Yes**
 NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **04/03/23**
 START SHOWING DATE:
 ON MARKET DATE: **04/29/23**
 PRICE CHG TIMESTAMP: **07/07/23**
 STATUS CHG TIMESTAMP: **04/29/23**
 MOD TIMESTAMP: **08/06/23**
 EXPIRED DATE:
 PURCH CONTRACT DATE:
 ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Please do not use Showing Time to schedule an appointment. Broker and agent do not represent or guarantee accuracy of the square footage, bedroom/bathroom count, lot size or lot lines/ dimensions, permitted spaces, school boundary lines or eligibility, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information through personal inspection with appropriate professionals. Information deemed reliable but not guaranteed. Second bedroom is being used as a TV room, please note there is no built in closet. Submit all offers to yourPVrealtor@gmail.com. Please include POF, pre-approval letter. Buyer Letters will NOT be presented to the Seller.

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent	LOCK BOX LOCATION: Call for location	OCCUPANT TYPE: Owner
SHOW CONTACT NAME:	LOCK BOX TYPE: Supra	OWNER'S NAME:
SHOW CONTACT PH:		
SHOW INSTRUCTIONS: Easy to show call for an appointment. Please do not use Showing Time to schedule an appointment.		
DIRECTIONS: Hawthorne and 244th Street.		

AGENT / OFFICE

LA: **(V3CHWDAV) David Schwartz**
 CoLA:
 LO: **(V8040) Keller Williams Palos Verdes**
 LO PHONE: **310-544-6100**
 CoLO:
 CoLO PHONE:

CONTACT PRIORITY

LA State License: **01496047**
 CoLA State License:
 LO State License: **01385864**
 LO FAX: **310-544-6166**
 CoLO State License:
 CoLO FAX:
 Offers Email: **yourPVrealtor@gmail.com**

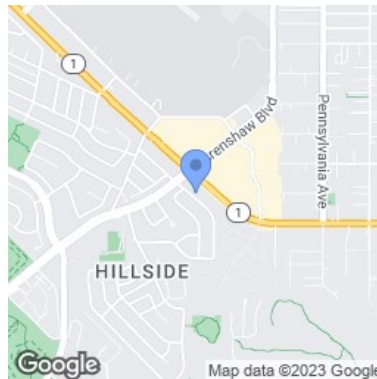
1.LA CELL: **310-561-2295**
 2.LA DIRECT: **310-544-7583**
 3.LA PAGER:
 4.LA FAX: **310-544-6166**
 5.LA VOICEMAIL:
 6.LA EMAIL: **yourPVrealtor@gmail.com**

2649 Dalemead St, Torrance 90505

STATUS: Active Under Contract

LIST PRICE: \$1,098,000

PCH to Rolling Hills to Dalemead St.



BED / BATH: **3/2,0,0,0**
 SQFT(src): **1,259 (A)**
 PRICE PER SQFT: **\$872.12**
 LOT(src): **4,995/0.1147 (A)**
 LEVELS: **One**
 GARAGE: **2/Detached**
 YEAR BUILT(src): **1953 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **15/15**
 SLC: **Standard, Trust**
 PARCEL #: **7536027023**
 LISTING ID: **SB23173611**

Recent: 09/20/2023 : ACT UC : A->U

Submit Offer

DESCRIPTION

Experience the enchantment of South Torrance through this ready-to-move-in, one-story residence. With 3 bedrooms, 2 bathrooms, new laminate flooring, and a fresh interior paint job, this charming home is nestled on an idyllic street within the sought-after WALTERIA neighborhood. Situated within walking distance of Rolling Hills Plaza, AMC Theatres, Whole Foods, Trader Joe's, and a variety of dining venues, this property offers not only convenience but also a vibrant lifestyle. Distinguished schools such as South High, Richardson Middle, and WALTERIA Elementary enhance the appeal of this residence, striking the perfect harmony between comfort and a well-rounded lifestyle.

EXCLUSIONS:

INCLUSIONS:

AREA: **125 - WALTERIA**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,098,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING: **Garage**
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **Bonus Room, Kitchen, Living Room**
 EATING AREA:

COOLING: **None**
 HEATING: **Wall Furnace**
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **Gas & Electric Dryer Hookup, Washer Hookup**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **3**
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: **1/1**
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **0-1 Unit/Acre**
 POOL: **None**

PATIO/PORCH:
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Detached**
 UNCOVERED SPACES:

PARKING TOTAL: **2**
 # REMOTES: **1**

GARAGE SPACES: **2**
 RV PARK DIM:

CARPOT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$0**

HOA NAME:

HOA PHONE:

OF UNITS: **1**

HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY:
HOA FEE 3: HOA NAME 3: HOA PHONE 3: STORIES TOTAL: 1
COMMUNITY: **Urban**
HOA AMENITIES:
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No** LAND LEASE AMOUNT: UTILITIES: TAX LOT: **59**
PARCEL #: **7536027023** LAND LEASE AMT FREQ: ELECTRIC: TAX BLOCK:
ADDITIONAL APN(s): **No** LAND LEASE PURCH?: WATER SOURCE: **Public** TAX TRACT #: **18416**
LAND LEASE RENEW: LOT SIZE DIM: ZONING: **TORR-LO**
ASSESSMENTS: **Unknown** TAX OTHER ASSESSMENT: **\$388**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Torrance Unified** ELEMENTARY: **Walteria** MIDDLE/JR HIGH: **Richardson** HIGH SCHOOL: **South High**
ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

LISTING

DATES

BAC: **2.5%** TERMS: **Cash, Cash to New Loan** LIST CONTRACT DATE: **09/15/23**
BAC RMRKS: LIST AGRMT: **Exclusive Right To Sell** START SHOWING DATE:
DUAL/VARI COMP?: **Yes** LIST SERVICE: **Full Service** ON MARKET DATE: **09/15/23**
LEASE CONSIDERED?: **No** AD NUMBER: PRICE CHG TIMESTAMP:
CURRENT FINANCING: DISCLOSURES: STATUS CHG TIMESTAMP: **09/20/23**
POSSESSION: **Close Of Escrow** INTERNET, AVM?/COMM?: **Yes/Yes** MOD TIMESTAMP: **09/20/23**
SIGN ON PROPERTY?: **Yes** INTERNET?/ADDRESS?: **Yes/Yes** EXPIRED DATE:
CONTINGENCY LIST: **Standard Contract** NEIGHBORHOOD MARKET REPORT YN?: **Yes** PURCH CONTRACT DATE: **09/19/23**
Contingencies: ENDING DATE:
CONTINGENCY:

PRIVATE REMARKS: Owner passed away peacefully at the age of 97 last December. This property is a Trust Sale and will not require court confirmation. Successor Trustee has not lived in the property, licensee is related to the trust. Brokers do not guarantee the accuracy of the information or the condition of the property. Buyer is encouraged to conduct any inspections through the use of qualified professionals. Please provide Proof of Funds, Pre-Approval with your offer address to the seller "The Tsang Family Trust" and send to Tony at tonytch@yahoo.com

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent** LOCK BOX LOCATION: **Front Water pipe** OCCUPANT TYPE: **Vacant**
SHOW CONTACT NAME: **Tony Tsang** LOCK BOX TYPE: **Supra** OWNER'S NAME:
SHOW CONTACT PH: **310-347-7084**
SHOW INSTRUCTIONS: **Text list agent before showing.**
DIRECTIONS: **PCH to Rolling Hills to Dalemead St.**

AGENT / OFFICE

CONTACT PRIORITY


LA: (**sbtsanton**) **Tony Tsang** LA State License: **01940515** 1.LA CELL: **310-347-7084**
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CoLO: CoLO State License:
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Offers Email: **tonytch@yahoo.com**

COMPARABLE INFORMATION

CLOSE PRICE: BA: **()** CoBA: **()** BUYER FINANCING:
LIST PRICE: **\$1,098,000** BO: CoBO: CONCESSIONS \$:
LIST \$ ORIGINAL: BA State License: CoBA State License: CONCESSION CMTS:
PURCH CONTRACT DATE: **09/19/23** BO State License: CoBO State License: END DATE:
DOM/CDOM: **15/15**

3908 Newton St, Torrance, CA 90505-6423, Los Angeles County

APN: 7534-026-033 CLIP: 4698725708

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	1	N/A	\$800,000	08/29/2022
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,087	4,956	1955	SFR	

OWNER INFORMATION			
Owner Name	Luxury Property Group LLC	Tax Billing Zip	90505
Mail Owner Name	Luxury Property Group LLC	Tax Billing Zip+4	6423
Tax Billing Address	3908 Newton St	Owner Occupied	Yes
Tax Billing City & State	Torrance, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$1,524,294	School District	TORRANCE UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	71 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	29 / 100	Walkable Score	75 / 100
Total Incidents (1 yr)	174	Q1 Home Price Forecast	\$1,522,855
Standardized Test Rank	90 / 100	Last 2 Yr Home Appreciation	10%

LOCATION INFORMATION			
Zip Code	90505	Comm College District Code	El Camino
Carrier Route	C040	Census Tract	6513.02
Zoning	TORR-LO	Within 250 Feet of Multiple Flood Zone	No
School District	Torrance		

TAX INFORMATION			
APN	7534-026-033	Lot	1
% Improved	42%	Water Tax Dist	Southern California
Tax Area	9340		
Legal Description	PARCEL MAP AS PER BK 171 P 56 OF P M LOT 1		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$229,650	\$225,148	\$222,841
Assessed Value - Land	\$133,963	\$131,337	\$129,991
Assessed Value - Improved	\$95,687	\$93,811	\$92,850
YOY Assessed Change (\$)	\$4,502	\$2,307	
YOY Assessed Change (%)	2%	1.04%	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$2,768		
2021	\$2,808	\$40	1.46%
2022	\$2,866	\$58	2.07%
Special Assessment		Tax Amount	
TorranceLd99-190		\$20.50	
Safe Clean Water83		\$65.80	
Flood Control 62		\$21.73	
CntySandist0556		\$171.00	
Lawestmosqab31		\$14.65	
Rposd Measure A 83		\$18.47	
Mwdstandby#1186		\$12.22	
Trauma/Emerg Srv86		\$54.35	
Total Of Special Assessments		\$378.72	

CHARACTERISTICS			
County Land Use	Single Family Resid	Total Baths	1
Universal Land Use	SFR	Full Baths	1
Lot Acres	0.1138	Heat Type	Heated

Lot Area	4,956	Year Built	1955
Building Sq Ft	1,087	Effective Year Built	1955
Total Units	1	Building Type	Type Unknown
Bedrooms	2	# of Buildings	1

SELL SCORE			
Rating	High	Value As Of	2023-09-24 04:32:19
Sell Score	701		

ESTIMATED VALUE			
RealAVM™	\$972,200	Confidence Score	81
RealAVM™ Range	\$875,300 - \$1,069,100	Forecast Standard Deviation	10
Value As Of	09/11/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	3653	Cap Rate	3%
Estimated Value High	4210	Forecast Standard Deviation (FSD)	0.15
Estimated Value Low	3096		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	09/09/2022	Sale Type	Full
Sale Date	08/29/2022	Deed Type	Grant Deed
Sale Price	\$800,000	Owner Name	Luxury Property Group LLC
Price Per Square Feet	\$735.97	Seller	Aull Trust
Document Number	888096		

Recording Date	09/09/2022	04/23/2001	04/20/1987	07/19/1985	08/03/1984
Sale Date	08/29/2022	04/20/2001			
Sale Price	\$800,000			\$95,000	\$120,000
Nominal		Y	Y		
Buyer Name	Luxury Property Group LLC	Aull Trust	Aull Jane F	Reyes Geo & Aida H	
Seller Name	Aull Trust	Aull Jane F	Aull Jane F	Dodd Lawrence H	
Document Number	888096	689752	606204	829068	931396
Document Type	Grant Deed	Quit Claim Deed	Quit Claim Deed	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY					
Mortgage Date	09/09/2022	03/09/2005	08/26/2003	09/01/1998	04/26/1994
Mortgage Amount	\$640,000	\$150,000	\$100,700	\$120,000	\$117,500
Mortgage Lender		Provident Svgs Bk Fsb	Provident Svgs Bk Fsb	Provident Svgs Bk Fsb	North American Mtg Co
Mortgage Code	Private Party Lender	Conventional	Conventional	Conventional	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated

