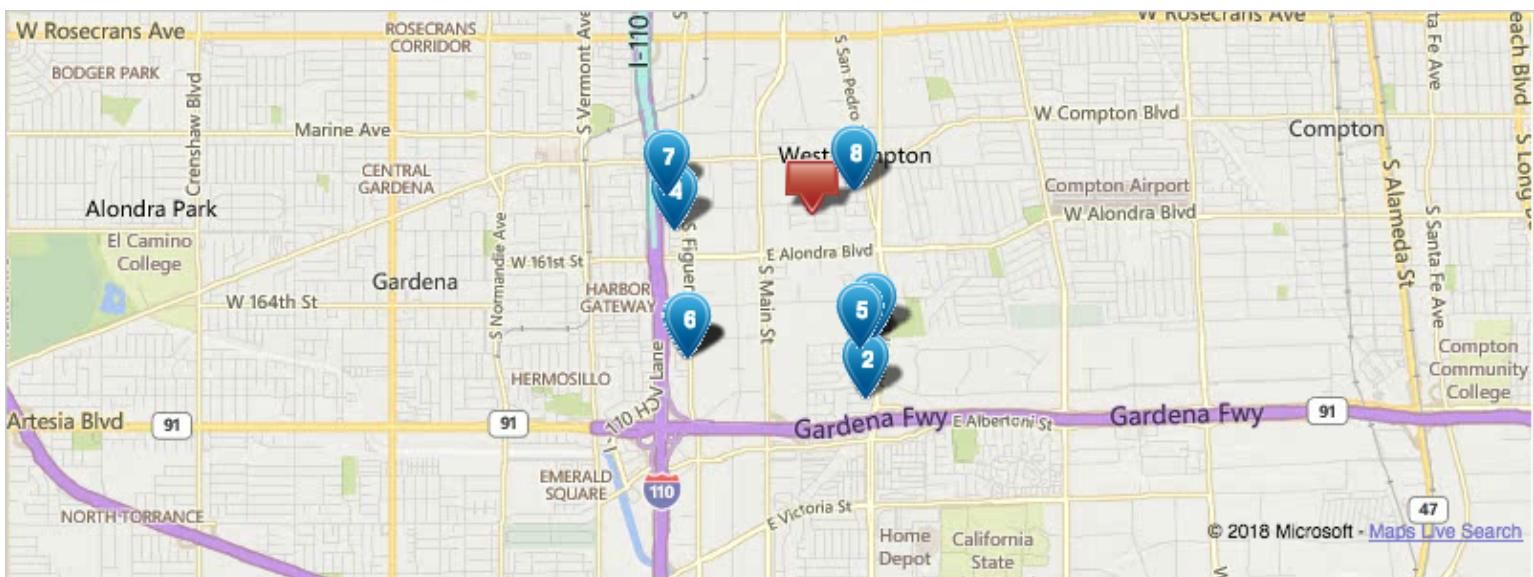


# 15735 S Maple Ave, Gardena, CA 90248-2532, Los Angeles County



## Search Criteria

|                        |  |                       |                                |
|------------------------|--|-----------------------|--------------------------------|
| Number of Comparables: | <b>8</b>                               | Search Period:        | <b>12/03/2017 - 12/03/2018</b> |
| Sort Method:           | <b>Distance From Subject (Closest)</b> | Living/Building Area: | <b>1,154 - 1,562 Sq Ft</b>     |
| Pool:                  | <b>No Preference</b>                   | Lot Area:             | <b>4,050 - 6,750 Sq Ft</b>     |
| Distance from Subject: | <b>1 miles</b>                         | Land Use:             | <b>Same As Subject</b>         |
| Site Influence:        | <b>No Preference</b>                   |                       |                                |

## Summary Statistics

|                                 | Subject Property | High      | Low       | Median    | Average   |
|---------------------------------|------------------|-----------|-----------|-----------|-----------|
| <b>Sale Price</b>               |                  | \$630,000 | \$520,000 | \$582,500 | \$582,375 |
| <b>Price Per Sq Ft</b>          |                  | \$487.29  | \$363.64  | \$403.90  | \$415.33  |
| <b>Building Sq Ft</b>           | 1,358            | 1,561     | 1,180     | 1,420     | 1,411     |
| <b>Lot Sq Ft</b>                | 5,400            | 6,406     | 5,219     | 5,637     | 5,684.5   |
| <b>Bedrooms</b>                 | 3                | 4         | 3         | 3         | 3         |
| <b>Total Baths</b>              | 2                | 2         | 2         | 2         | 2         |
| <b>Stories</b>                  | 1                | 1         | 1         | 1         | 1         |
| <b>Year Built</b>               | 1954             | 1979      | 1950      | 1963      | 1964      |
| <b>Distance (miles)</b>         |                  | 0.98      | 0.25      | 0.74      | 0.76      |
| <b>Days on Market</b>           |                  | 2         | 2         | 2         | 2         |
| <b>RealAVM™(1)</b>              | \$457,291        | \$641,765 | \$529,196 | \$584,655 | \$588,215 |
| <b>Value Projected by Sq Ft</b> | \$564,013        |           |           |           |           |

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

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**Comparables**

Generated on 12/03/2018

Page 1 of 4

| Subject Property   | Comparable 1   | Comparable 2  | Comparable 3   |
|--|--|---|--|
|  |  |  |  |
| Address  | 15735 S Maple Ave  | 507 W Sherman Ave   | 545 E Collamer Dr  |
| City   | Gardena  | Gardena   | Carson   |
| Zip  | 90248  | 90248   | 90746  |
| County   | Los Angeles  | Los Angeles   | Los Angeles  |
| School District  | Los Angeles  | Los Angeles   | Los Angeles  |
| Distance (miles)   | 0.98   | 0.97  | 0.70   |
| APN  | 6125-006-001   | 6121-003-044  | 6126-022-022   |
| County Land Use  | Single Family Resid  | Single Family Resid   | Single Family Resid  |
| Universal Land Use   | SFR  | SFR   | SFR  |
| Annual Tax   | \$17,056   | \$3,781   | \$1,201  |
| Recording Date   |  | 05/21/2018  | 08/24/2018   |
| Sale Date  |  | Tax: 04/25/2018 MLS:<br>05/21/2018  | Tax: 07/23/2018 MLS:<br>08/24/2018   |
| Sale Price   |  | \$630,000   | \$595,000  |
| Price Per Sq Ft  |  | \$457.52  | \$389.91   |
| Building Sq Ft   | 1,358  | 1,377   | 1,526  |
| Year Built   | 1954   | 1979  | 1963   |
| Total Units  | 1  | 1   | 1  |
| Style  |  | Conventional  | Conventional   |
| Stories  | 1  | 1   | 1  |
| Total Rooms  |  | 6   | 7  |
| Bedrooms   | 3  | 3   | 4  |
| Bathrooms (Total)  | 2  | 2   | 2  |
| Bathrooms (Full)   | 2  | 2   | 2  |
| Fireplaces   |  | 1   |  |
| Interior Wall  |  | Drywall   |  |
| Exterior   |  | Stucco  | Stucco   |
| Garage Type  |  | Attached Garage   | Attached Garage  |
| Garage Capacity  | MLS: 2   | 2   | 2  |
| Foundation   |  | Slab  | Slab   |
| Roof Material  |  | Composition Shingle   | Composition Shingle  |
| Water  |  | Public  | Public   |
| Sewer  | Type Unknown   | Type Unknown  | Type Unknown   |
| Heat Type  | Central  | Central   | Central  |
| Cooling Type   | Central  |   |  |
| Lot Frontage   |  | 54  |  |
| Lot Depth  |  | 106   |  |
| Lot Sq Ft  | 5,400  | 5,485   | 5,798  |
| Lot Acres  | 0.124  | 0.1259  | 0.1331   |
| Location Influence   |  | Cul-De-Sac  |  |
| Condition  |  | Good  |  |
| Quality  |  | Average   |  |
| MLS Listing #  | PW18155063   | IN18065635  | SB18156552   |
|  |  |   | DW18093875   |

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**Comparables**

Generated on 12/03/2018

Page 2 of 4

| Subject Property   | Comparable 4   | Comparable 5  | Comparable 6   |
|--|--|---|--|
|  |  |  |  |
| <b>Address</b>   | 15735 S Maple Ave  | 524 W 159th St  | 515 E Moorehaven Dr  |
| <b>City</b>  | Gardena  | Gardena   | Gardena  |
| <b>Zip</b>   | 90248  | 90248   | 90746  |
| <b>County</b>  | Los Angeles  | Los Angeles   | Los Angeles  |
| <b>School District</b>   | Los Angeles  | Los Angeles   | Los Angeles  |
| <b>Distance (miles)</b>  | 0.72   | 0.72  | 0.98   |
| <b>APN</b>   | 6125-006-001   | 6120-025-029  | 6126-014-038   |
| <b>County Land Use</b>   | Single Family Resid  | Single Family Resid   | Single Family Resid  |
| <b>Universal Land Use</b>  | SFR  | SFR   | SFR  |
| <b>Annual Tax</b>  | \$17,056   | \$1,149   | \$5,831  |
| <b>Recording Date</b>  |  | 08/10/2018  | 07/31/2018   |
| <b>Sale Date</b>   |  | Tax: 07/23/2018 MLS: 08/10/2018   | Tax: 07/02/2018 MLS: 07/31/2018  |
| <b>Sale Price</b>  |  | \$585,000   | \$580,000  |
| <b>Price Per Sq Ft</b>   |  | \$435.92  | \$411.35   |
| <b>Building Sq Ft</b>  | 1,358  | 1,342   | 1,410  |
| <b>Year Built</b>  | 1954   | 1956  | 1963   |
| <b>Total Units</b>   | 1  | 1   | 1  |
| <b>Style</b>   |  | Conventional  | Conventional   |
| <b>Stories</b>   | 1  | 1   | 1  |
| <b>Total Rooms</b>   |  | 5   | 6  |
| <b>Bedrooms</b>  | 3  | 3   | 3  |
| <b>Bathrooms (Total)</b>   | 2  | 2   | 2  |
| <b>Bathrooms (Full)</b>  | 2  | Tax: 2 MLS: 1   | Tax: 2 MLS: 1  |
| <b>Fireplaces</b>  |  | 1   | 1  |
| <b>Interior Wall</b>   |  | Plaster   | Drywall  |
| <b>Exterior</b>  |  | Stucco  | Stucco   |
| <b>Garage Type</b>   |  | Parking Avail   | Attached Garage  |
| <b>Garage Capacity</b>   | MLS: 2   | 2   | 2  |
| <b>Foundation</b>  |  | Raised  | Slab   |
| <b>Roof Material</b>   |  | Gravel & Rock   | Composition Shingle  |
| <b>Water</b>   |  |   | Public   |
| <b>Sewer</b>   | Type Unknown   | Type Unknown  | Type Unknown   |
| <b>Heat Type</b>   | Central  | Central   | Central  |
| <b>Cooling Type</b>  | Central  |   |  |
| <b>Lot Frontage</b>  |  | 55  | 56   |
| <b>Lot Depth</b>   |  | 106   | 108  |
| <b>Lot Sq Ft</b>   | 5,400  | 5,833   | 6,406  |
| <b>Lot Acres</b>   | 0.124  | 0.1339  | 0.1471   |
| <b>Location Influence</b>  |  |   | Cul-De-Sac   |
| <b>Condition</b>   |  |   | Good   |
| <b>Quality</b>   |  |   | Average  |
| <b>MLS Listing #</b>   | PW18155063   | PW18163395  | DW18148543   |
|  |  |   | PW18089405   |

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| Subject Property   | Comparable 7   | Comparable 8  |
|--|--|---|
|  |  |  |
| <b>Address</b>   | 15735 S Maple Ave  | 15517 S Denver Ave  |
| <b>City</b>  | Gardena  | Gardena   |
| <b>Zip</b>   | 90248  | 90248   |
| <b>County</b>  | Los Angeles  | Los Angeles   |
| <b>School District</b>   | Los Angeles  | Los Angeles   |
| <b>Distance (miles)</b>  | 0.76   | 0.25  |
| <b>APN</b>   | 6125-006-001   | 6120-026-036  |
| <b>County Land Use</b>   | Single Family Resid  | Single Family Resid   |
| <b>Universal Land Use</b>  | SFR  | SFR   |
| <b>Annual Tax</b>  | \$17,056   | \$5,397   |
| <b>Recording Date</b>  | 06/06/2018   | 06/12/2018  |
| <b>Sale Date</b>   | Tax: 05/14/2018 MLS: 06/06/2018  | Tax: 05/15/2018 MLS: 06/12/2018   |
| <b>Sale Price</b>  | \$575,000  | \$520,000   |
| <b>Price Per Sq Ft</b>   | \$487.29   | \$363.64  |
| <b>Building Sq Ft</b>  | 1,358  | Tax: 1,180 MLS: 1,532   |
| <b>Year Built</b>  | 1954   | 1950  |
| <b>Total Units</b>   | 1  | 1   |
| <b>Style</b>   | Conventional   |   |
| <b>Stories</b>   | 1  | 1   |
| <b>Total Rooms</b>   | 4  |   |
| <b>Bedrooms</b>  | 3  | 3   |
| <b>Bathrooms (Total)</b>   | 2  | 2   |
| <b>Bathrooms (Full)</b>  | 2  | 2   |
| <b>Fireplaces</b>  | 1  |   |
| <b>Interior Wall</b>   | Plaster  |   |
| <b>Exterior</b>  | Stucco   |   |
| <b>Garage Type</b>   | Parking Avail  |   |
| <b>Garage Capacity</b>   | MLS: 2   | 1   |
| <b>Foundation</b>  | Raised   |   |
| <b>Roof Material</b>   | Composition Shingle  |   |
| <b>Water</b>   |  |   |
| <b>Sewer</b>   | Type Unknown   | Type Unknown  |
| <b>Heat Type</b>   | Central  | Heated  |
| <b>Cooling Type</b>  | Central  | Central   |
| <b>Lot Frontage</b>  | 52   |   |
| <b>Lot Depth</b>   | 105  |   |
| <b>Lot Sq Ft</b>   | 5,400  | 5,461   |
| <b>Lot Acres</b>   | 0.124  | 0.1254  |
| <b>Location Influence</b>  |  |   |
| <b>Condition</b>   |  |   |
| <b>Quality</b>   |  |   |
| <b>MLS Listing #</b>   | PW18155063   | RS18104912  |
|  |  |   |
|  |  |   |

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**Comparables**

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Page 4 of 4