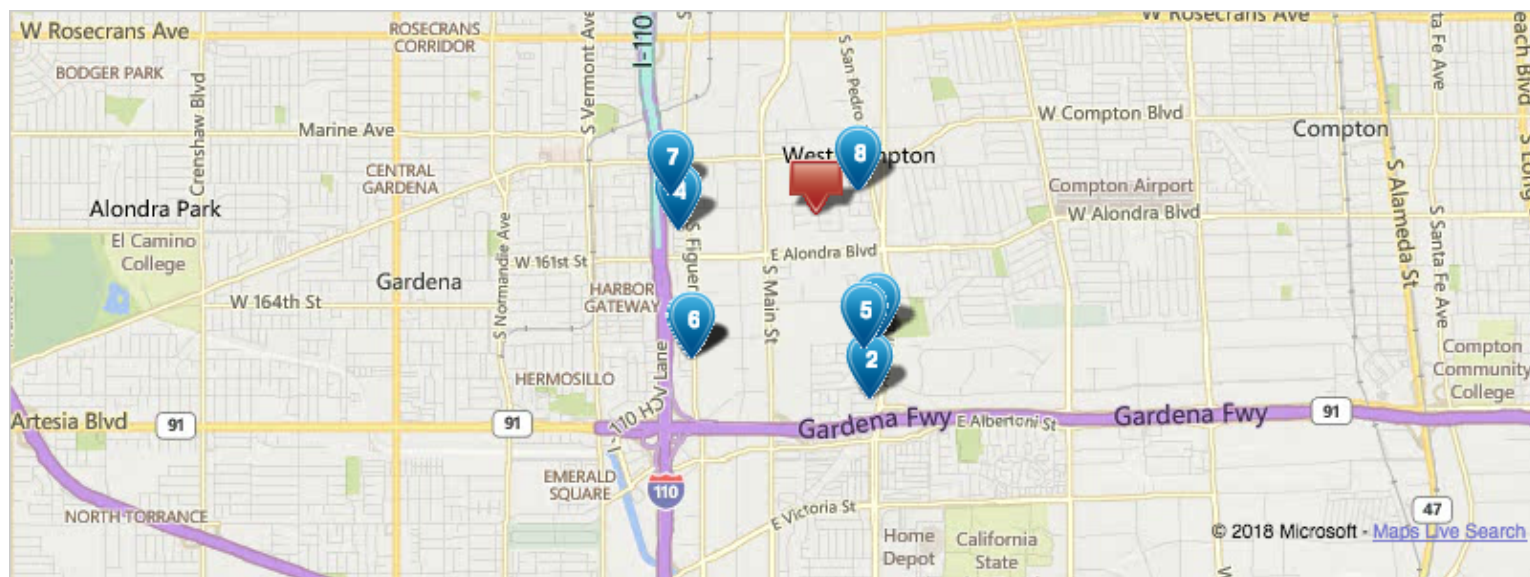


15735 S Maple Ave, Gardena, CA 90248-2532, Los Angeles County



Search Criteria

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

Summary Statistics

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

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

	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	15735 S Maple Ave	507 W Sherman Ave	545 E Collamer Dr	543 E 169th St
City	Gardena	Gardena	Carson	Carson
Zip	90248	90248	90746	90746
County	Los Angeles	Los Angeles	Los Angeles	Los Angeles
School District	Los Angeles	Los Angeles	Los Angeles	Los Angeles
Distance (miles)		0.98	0.97	0.70
APN	6125-006-001	6121-003-044	6126-022-022	6126-012-005
County Land Use	Single Family Resid	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR	SFR
Annual Tax	\$17,056	\$3,781	\$1,201	\$1,314
Recording Date		05/21/2018	08/24/2018	06/05/2018
Sale Date		Tax: 04/25/2018 MLS: 05/21/2018	Tax: 07/23/2018 MLS: 08/24/2018	Tax: 05/04/2018 MLS: 06/05/2018
Sale Price		\$630,000	\$595,000	\$594,000
Price Per Sq Ft		\$457.52	\$389.91	\$380.53
Building Sq Ft	1,358	1,377	1,526	1,561
Year Built	1954	1979	1963	1963
Total Units	1	1	1	1
Style		Conventional		Conventional
Stories	1	1	1	1
Total Rooms		6		7
Bedrooms	3	3	4	4
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Fireplaces		1		
Interior Wall		Drywall		
Exterior		Stucco		Stucco
Garage Type		Attached Garage		Attached Garage
Garage Capacity	MLS: 2	2	MLS: 2	2
Foundation		Slab		Slab
Roof Material		Composition Shingle		Composition Shingle
Water		Public		Public
Sewer	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Heat Type	Central	Central	Central	Central
Cooling Type	Central			
Lot Frontage		54		
Lot Depth		106		
Lot Sq Ft	5,400	5,485	5,798	5,504
Lot Acres	0.124	0.1259	0.1331	0.1264
Location Influence		Cul-De-Sac		
Condition		Good		
Quality		Average		
MLS Listing #	PW18155063	IN18065635	SB18156552	DW18093875

Courtesy of Walid Ajmal, Capital Property Brokers, California Regional MLS

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Comparables

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	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	15735 S Maple Ave	524 W 159th St	515 E Moorehaven Dr	503 W Sherman Ave
City	Gardena	Gardena	Carson	Gardena
Zip	90248	90248	90746	90248
County	Los Angeles	Los Angeles	Los Angeles	Los Angeles
School District	Los Angeles	Los Angeles	Los Angeles	Los Angeles
Distance (miles)		0.72	0.72	0.98
APN	6125-006-001	6120-025-029	6126-014-038	6121-003-045
County Land Use	Single Family Resid	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR	SFR
Annual Tax	\$17,056	\$1,149	\$5,831	\$4,504
Recording Date		08/10/2018	07/31/2018	07/27/2018
Sale Date		Tax: 07/23/2018 MLS: 08/10/2018	Tax: 07/02/2018 MLS: 07/31/2018	Tax: 07/20/2018 MLS: 07/27/2018
Sale Price		\$585,000	\$580,000	\$580,000
Price Per Sq Ft		\$435.92	\$411.35	\$396.45
Building Sq Ft	1,358	1,342	1,410	1,463
Year Built	1954	1956	1963	1979
Total Units	1	1	1	1
Style		Conventional		Conventional
Stories	1	1	1	1
Total Rooms		5		6
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	Tax: 2 MLS: 1	Tax: 2 MLS: 1	2
Fireplaces		1	1	1
Interior Wall		Plaster		Drywall
Exterior		Stucco		Stucco
Garage Type		Parking Avail		Attached Garage
Garage Capacity	MLS: 2	2	MLS: 2	2
Foundation		Raised		Slab
Roof Material		Gravel & Rock		Composition Shingle
Water				Public
Sewer	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Heat Type	Central	Central	Central	Central
Cooling Type	Central			
Lot Frontage		55	56	52
Lot Depth		106	108	108
Lot Sq Ft	5,400	5,833	6,406	5,770
Lot Acres	0.124	0.1339	0.1471	0.1325
Location Influence				Cul-De-Sac
Condition				Good
Quality				Average
MLS Listing #	PW18155063	PW18163395	DW18148543	PW18089405

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Subject Property

Comparable 7

Comparable 8



Address	15735 S Maple Ave	15517 S Denver Ave	15529 Deblynn Ave
City	Gardena	Gardena	Gardena
Zip	90248	90248	90248
County	Los Angeles	Los Angeles	Los Angeles
School District	Los Angeles	Los Angeles	Los Angeles
Distance (miles)		0.76	0.25
APN	6125-006-001	6120-026-036	6129-023-044
County Land Use	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR
Annual Tax	\$17,056	\$5,397	\$4,545
Recording Date		06/06/2018	06/12/2018
Sale Date		Tax: 05/14/2018 MLS: 06/06/2018	Tax: 05/15/2018 MLS: 06/12/2018
Sale Price		\$575,000	\$520,000
Price Per Sq Ft		\$487.29	\$363.64
Building Sq Ft	1,358	Tax: 1,180 MLS: 1,532	1,430
Year Built	1954	1950	1962
Total Units	1	1	1
Style		Conventional	
Stories	1	1	1
Total Rooms		4	
Bedrooms	3	3	4
Bathrooms (Total)	2	2	2
Bathrooms (Full)	2	2	2
Fireplaces			1
Interior Wall		Plaster	
Exterior		Stucco	
Garage Type		Parking Avail	
Garage Capacity	MLS: 2	1	MLS: 2
Foundation		Raised	
Roof Material		Composition Shingle	
Water			
Sewer	Type Unknown	Type Unknown	Type Unknown
Heat Type	Central	Heated	Central
Cooling Type	Central		
Lot Frontage		52	50
Lot Depth		105	104
Lot Sq Ft	5,400	5,461	5,219
Lot Acres	0.124	0.1254	0.1198
Location Influence			Corner
Condition			
Quality			
MLS Listing #	PW18155063	RS18104912	18342086

Courtesy of Walid Ajmal, Capital Property Brokers, California Regional MLS

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Comparables

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