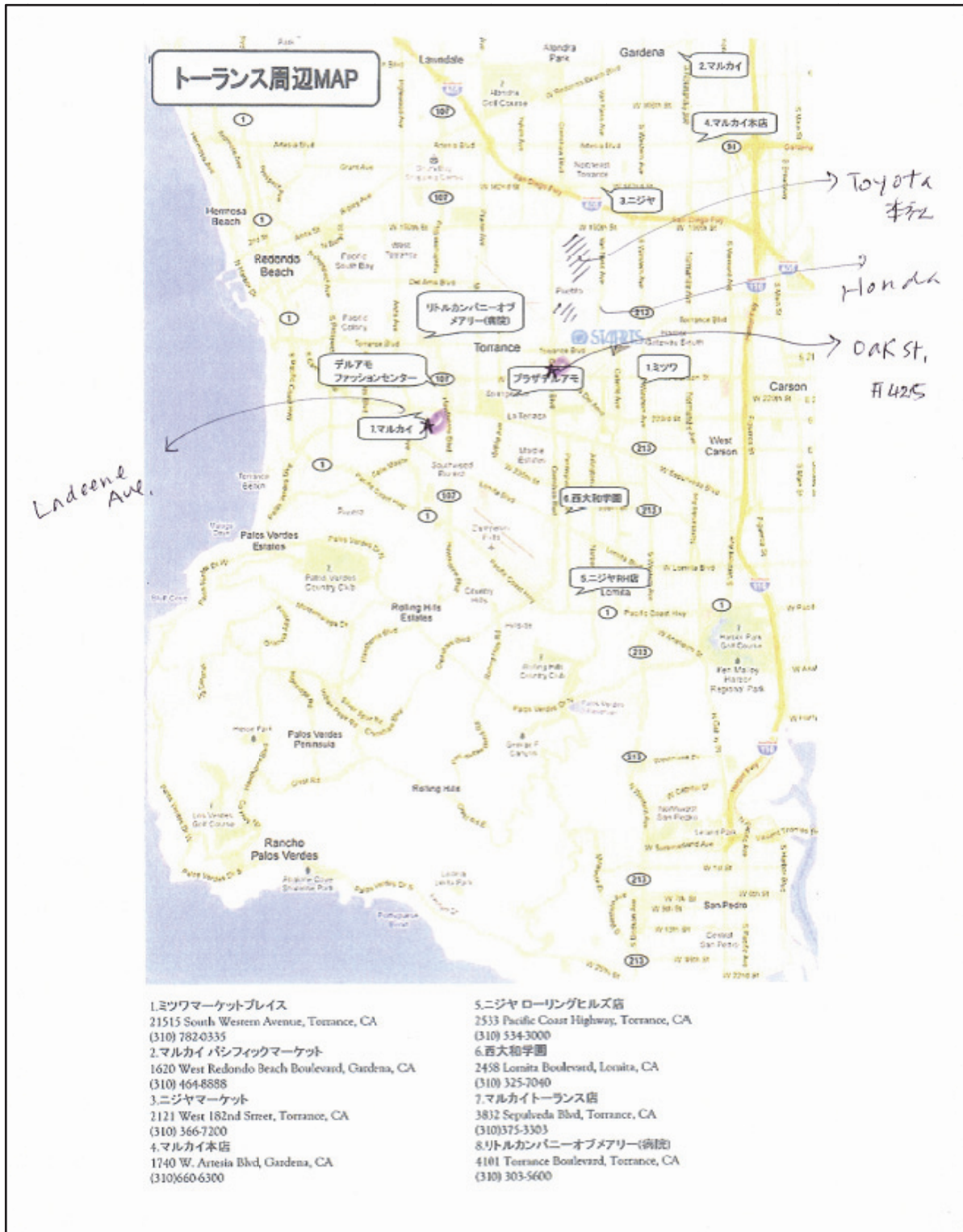


(3)ロサンゼルス市の視察物件

①Torrance周辺にて次の2物件を視察。

- ・ 1800 Oak St. #425, Torrance 90501 (Gated Community, コンドミニアム)
- ・ 22646 Ladeene Av., Torrance 90505 (戸建て物件)



(資料) スターツ・コーポレーション、ロサンゼルス提供。

・1800 Oak St. #425, Torrance 90501 (Gated Community, コンドミニアム)

■LA ダウンタウンを望む

■1800 Oak St.Gated Community 入り口付近

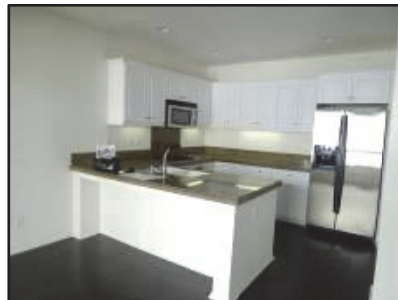


■ゲートッドコミュニティ内部、タウンハウス



■キッチン

■バスルーム・洗面



■バスルーム内シャワー

■ベッドルーム



■ 1800 Oak St. #425 の MLS 情報 (顧客用シート)

Residential Customer Full

1800 OAK ST # 425, Torrance 92501

Status: Active
List Contract: 05/08/2012

ML#: S698126
PTYPE: Condominium/A

List Price: \$549,900
Orig. Price: \$575,000



Bed:	2	APN#:	7359039150	YrBuilt:	2007/ASR	Area:	134
Bath(F,T,H,Q):	2,0,0,1	Zone:		Complex:		MB:	76367
Sqft (Src):	1,330 (P)	Ac/LSqft(Src):	0.877/38,181(A)	Bld Name:	Standard Pacific	DOM:	280
\$/Sqft:	\$413.46	Lot Dim:		# Units:	207	CDOM:	280
Stories:	Three or More Levels	Entry Loc:	Ground Level No Steps	HOA:	\$240/50	View:	No
Stories Total:		Entry Level:	Other	55+:	No	Pool:	Yes
SchDist:	Torrance Unified	Land:	Fee	Lease?:	No	Patio:	No
Elem:		Horse:		Highsch:	No	FP:	Yes
		Midsch:					

Sale Type: Standard

Directions: East of Crenshaw, North of Jefferson

LP Includes:
Description: Upgraded Acacia Townhome in Village on Oak in Old Torrance, a gated community adjacent to Wilson Park. Unit has Granite counter tops in kitchen, Corian counters and ceramic tile in bathrooms and central air. Master bedroom has walk-in closet and window seat. Stackable washer/dryer on bedroom level. Association swimming pool, spa, BBQ area and playground. Guest parking available.

Features

Fireplace:	Central	Construction Materials:	Stucco, Wood
Cooling:	Forced Air	Lot Features:	Planned Unit Development
Heating:	In Closet, Inside, On Upper Level	Community Features:	Gutters
Laundry:	Kitchen Island, Granite Counters	Style:	Contemporary
Interior Features:	Living Room	Door Features:	
Rooms:		Fencing:	Asphalt, Shingle
Eat Area:		Roof:	Rain Gutters
Floor:	Ceramic Tile, Hardwood, Partially Carpeted	Exterior Features:	
Accessibility Features:	None	Foundation:	New Construction
Appliances:	Oven, Refrigerator, Self Cleaning Oven, Water Line to Refrigerator	Structural Condition:	
Utilities:	220V in Laundry	Other Structures:	Double Pane Windows, Plantation Shutters, Screens, Shutters
Pool:	Association, Fenced	Window Features:	Gated Community, Automatic Gate, Fire Sprinklers
Spa:	Association	Security Features:	
Patio:		Sewer:	District/Public
Common Walls:	2+ common walls	Water Source:	Homeowners Association, CC And R's, Pet Restrictions
Direction Faces:		Disclosures:	Driveway - Combination, Direct Garage Access, Guest, Garage - Single Door
View:	None	Parking:	Spa, Pool, Barbecue, Sauna
		HOA:	



Customer Full - Residential

ML#: S698126

Printed By Tomoko Maruo DRE: 01378421 On 2/12/2013 6:51:45 AM

© 2013 CRMLS. Information is believed to be accurate, but shall not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

■ 1800 Oak St. #425 の MLS 情報(業者用シート1)

Residential Agent Full		List Price: \$549,900	
1800 OAK ST # 425, Torrance 90501			
		Status: Active	ML#: 5698126
		APN: 7359039150	Orig. List Price: \$575,000
		Price Per Sqft: \$413.46	County: Los Angeles
		Property Type: Condominium (A)	Bedrooms: 2
		Bath (F,T,H,Q): 2,0,0,1	Sqft (Src): 1,330 (Public Records)
		Ac/LotSqft (Src): 0.877/38,181 (A)	Pool: Yes
		View: No	Horse: No
Area: 134 - Old Torrance	Stories: Three or More Levels	DOM/CDOM: 280/280	
Cross Street: Carson	Stories Total: Ground Level No Steps, Other	Units Total#: 207	
Map Book: 76367	Entry Location: Ground Level No Steps, Other	Senior Community: No	
Year Built: 2007	Entry Level: Ground Level No Steps, Other	Lease Considered: No	
Sale Type: Standard			
Driving Directions: East of Crenshaw, North of Jefferson			
Description			
Upgraded Acacia Townhome in Village on Oak in Old Torrance, a gated community adjacent to Wilson Park. Unit has Granite counter tops in kitchen, Ceramic tile in bathrooms and central air. Master bedroom has walk-in closet and window seat. Stackable washer/dryer on bedroom level. Association spa, BBQ area and playground. Guest parking available.			
List Price Excludes:			
List Price Includes:			
Interior Features			
Fireplace:	Central	Eating Area:	Ceramic Tile, Hardwood, Partially
Cooling:	Forced Air	Floor:	None
Heating:	In Closet, Inside, On Upper Level	Accessibility Features:	Oven, Refrigerator, Self Cleaning
Laundry:	Kitchen Island, Granite Counters	Appliances:	Refrigerator
Interior Feat:	Living Room	Utilities:	220V In Laundry
Rooms:			
Exterior Features			
Pool:	Association, Fenced	Roofing:	Asphalt, Shingle
Spa:	Association	Exterior Features:	Rain Gutters
Patio:		Foundation:	
Common Walls:	2+ common walls	Structural Condition:	New Construction
View:	None	Other Structures:	
Construction Materials:	Stucco, Wood	Window Features:	Double Pane Windows, Plantation S
Lot Features:	Planned Unit Development	Security Features:	Gated Community, Automatic Gate,
Community Features:	Gutters	Sewer:	Homeowners Association, CC And R
Style:	Contemporary	Water Source:	District/Public
Door Features:		Disclosures:	
Fencing:		Direction Faces:	
Garage and Parking			
Garage Att/Det:	Attached	Parking Spaces: 2	Garage Spaces: 2
		Carport Spaces: 0	RV Dimensions:
		Uncovered Spaces:	# of Remotes: 2
Parking:	Driveway - Combination, Direct Garage Access, Guest, Garage - Single Door		
Land			
Lot Number: 1	Zone: 207	Make of Home:	Acacia
Block Number: 54266	Units Total Number: Other (OTHR)	Model Name:	1
Tract Number:	Builder's Tract: Standard Pacific	Model Code:	
Lot Dimensions:	Builder's Name:		
Community/Complex: Village on Oak	Assessment:		
Association Name 1:	Association Phone 1: 310-543-1995	Association Dues 1: \$240/Monthly	
Association Name 2:	Association Phone 2:	Association Dues 2: \$0	
Association Amenities: Spa, Pool, Barbecue, Sauna			
Lease/Fees			
Land Fee/Lease: Fee		School Information:	Torrance Unified
Land Lease Amount: 0		School District:	
Land Transfer Fee:		Elementary School:	
Land Lease Purchase: N		Junior High School:	
Land Lease Renew:		High School:	
Terms			
Possession: COE Plus 2		Listing Terms: Cash To New Loan	
Office/MLS:			
S.O. Compensation: 2.5%	Showing Instructions: Go Direct	Show Type:	vacan
S.O.C. Remarks:	Key Safe Description: Supra	Show Name:	
Dual Variable Rate of Com: No	Key Safe Location: Front Door	Show Phone:	
Sign On Property: Yes	Document Number:	Occupant Type:	
Listing Office: (213)63 J Group, Inc	Listing Office Ph: 949-499-2309	Owner Name:	
Listing Agent: (SHERKIAN) Jan Herkelrath	Listing Office Fax: 949-499-2300		
LA DRE: 00783693	List Type: Exclusive Right To Sell	Phone Contact Priority:	
Co-Listing Agent: (DKSEHUSA) Jeannette Krembas	Service Type:	1-Other: 949-499-2	
Co-LA DRE: 00478052	Listing Paid:	2-LaTlFree:	
Listing Contract: 05/08/2012	Ad Number:	3-LaDret:	

■ 1800 Oak St. #425 の MLS 情報 (顧客用シート2)

1800 Oak St #425, Torrance, CA 90501-3368, Los Angeles County



2	1,330	38,181	\$549,900	Active Listing
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS List Price	
2	2007	CONDO	04/02/2008	
MLS Baths	Yr Built	Type	Sale Date	

Owner Information

Owner Name:	Fields William A	Tax Billing Zip:	90501
Owner Name 2:	Fields Carol	Tax Billing Zip+4:	3368
Mail Owner Name:	William A & Carol Fields	Owner Vesting:	Husband/Wife
Tax Billing Address:	1800 Oak St #425	Owner Occupied:	Yes
Tax Billing City & State:	Torrance, CA		

Location Information

Zip Code:	90501	School District:	Torrance
Carrier Route:	C032	Comm College District Code:	El Camino
Zoning:	TOPR-MD	TGNO:	763-G7
Tract Number:	54266-01	Census Tract:	6509.02

Tax Information

APN :	7359-039-150	Lot:	1
% Improved:	42%	Water Tax Dist:	Southern California
Tax Area:	9340		
Legal Description:	TR=54266-01 POR LOT 1 PH 8 CONDO UNIT 425 (AIRSPACE AND 1/18 INT IN C/A)		

Assessment & Tax

Assessment Year	2012	2011	2010
Assessed Value - Total	\$439,000	\$474,000	\$419,000
Assessed Value - Land	\$256,000	\$276,000	\$243,900
Assessed Value - Improved	\$183,000	\$198,000	\$175,100
YOY Assessed Change (\$)	-\$35,000	\$55,000	
YOY Assessed Change (%)	-7.38%	13.13%	

Tax Year	Total Tax	YOY Tax Change (\$)	YOY Tax Change (%)
2009	\$5,652		
2010	\$4,779	-\$872	-15.44%
2011	\$5,443	\$664	13.89%

Characteristics

County Land Use:	Resid-Planned	Total Baths:	3
Universal Land Use:	Condominium	Full Baths:	Tax: 3 MLS: 2
Lot Acres:	0.8765	Heat Type:	Central
Lot Area:	38,181	Parking Spaces:	MLS: 2
Building Sq Ft:	1,330	Year Built:	2007
Stories:	MLS: 3	Effective Year Built:	2007
Total Units:	198	# of Buildings:	1
Bedrooms:	2		

Estimated Value

RealAVM™(1):	\$430,110	Confidence Score:	83
RealAVM™ Range:	\$387,099 - \$473,121	Forecast Standard Deviation:	10

Courtesy of Tomoko Maruo, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

■ 1800 Oak St. #425 の MLS 情報 (顧客用シート3)

Value As Of: **02/01/2013**

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

Listing Information

MLS Listing Number:	S698126	MLS Current List Price:	\$549,900
MLS Status:	Active	MLS Original List Price:	\$575,000
MLS Area:	(134) OLD TORRANCE	MLS Listing Agent:	Sherkjan-Jan Herkelrath
MLS Status Change Date:	10/30/2012	MLS Listing Broker:	J Group, Inc

MLS Listing #	S08024913
MLS Status	Closed Sale
MLS Listing Date	02/19/2008
MLS Listing Price	\$554,785
MLS Orig Listing Price	\$554,785
MLS Close Date	04/24/2008
MLS Listing Close Price	\$537,069
MLS Listing Cancellation Date	04/24/2008

Last Market Sale & Sales History

Recording Date:	04/24/2008	Sale Type:	Full
Sale Date:	04/02/2008	Deed Type:	Grant Deed
Sale Price:	\$515,500	Owner Name:	Fields William A
Price Per Square Feet:	\$387.59	Owner Name 2:	Fields Carol
Document Number:	718371	Seller:	Standard Pacific Corp

Recording Date	04/24/2008
Sale Date	04/02/2008
Sale Price	\$515,500
Buyer Name	Fields William A & Carol
Seller Name	Standard Pacific Corp
Document Number	718371
Document Type	Grant Deed

Mortgage History

Mortgage Date	04/24/2008
Mortgage Amount	\$386,300
Mortgage Lender	Standard Pac Mtg Inc
Mortgage Code	Conventional

・22646 Ladeene Av., Torrance 90505 (戸建て物件)

■ 全体外観



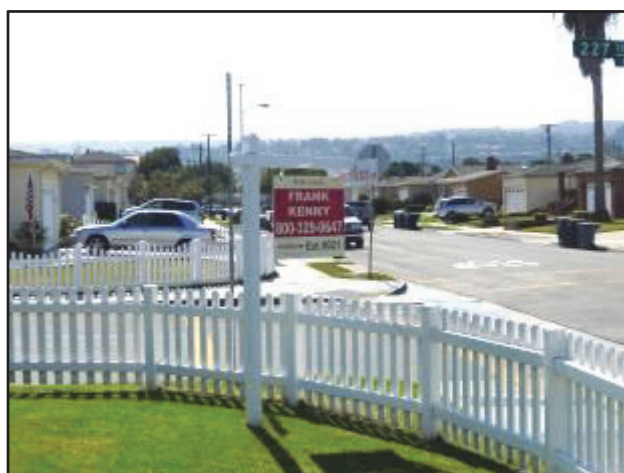
■ 正面玄関



■ 正面右側



■ 物件前の通り



■ キッチン



■ 居間



■ 22646 Ladeene Av.の MLS 情報(顧客情報シート)

Residential Customer Full

22646 Ladeene Av., Torrance 90505

Status: **Active**
List Contract: **01/18/2013**

PL#: **SBL3007401**
PType: **Single Family Residence/D**

List Price: **\$639,000**
Orig. Price: **\$639,000**





<p>Bed: 3 Bath(F,T,H,Q): 1,0,0,0 Sqft (Src): 1,116 (A) \$/Sqft: \$572.58 Stories: One Level Stories Total: SchDist: Torrance Unified Elem: Arnold Elementary</p>	<p>APN#: 7528605001 Zone: Ac/LSqft(Src): 0.131/5,709(A) Lot Dim: Entry Loc: Ground Level With Steps Entry Level: Land: Fee Horse: Midsch: Calle Mayor</p>	<p>YrBuilt: 1953 JASR Complex Bld Name: # Units: 1 HOA: SSI: No Lease?: No Highsch: South High</p>	<p>Area: 129 HS: 262-C7 DOM: 25 CDOM: 25 View: No Pod: No Pato: Yes FP: Yes</p>
---	--	---	---

sale type: **Standard**

LP Induds: **Stove**
Description: **This home is located in a beautiful, family oriented neighborhood just west and within walking distance of Arnold Elementary School, north east of South High and north of the nearby Lago Seco Park. This is a beautiful, ready to move into home, just waiting for a new family. It has 3 bedrooms and one bathroom, beautiful hardwood floors, and a newer kitchen, clean with tile or laminate and floors, Laundry area inside that can be converted to a 2nd bathroom and the laundry can be moved to the garage. There is a 2-car attached garage with a direct entry into the house. There is also a large backyard, with even enough space for an RV! Again, this home is really ready to move into.**


<p>Features</p> <p>Fireplace: None Cooling: Heating: Floor Furnace Laundry: Area, Gas Dryer Hookup Interior Features: Bathtub, Shower, Tile Counters Rooms: All Bedrooms Down Pat Area: Area Floor: Wall-To-Wall Carpet, Ceramic Tile, Hardwood Accessibility Features: Appliances: Gas Stove Utilities: Pool: None Spa: None Patio: Concrete Common Walls: No Common Walls Direction Facce: View: None</p>	<p>Construction Materials: Lot Features: Community Features: Style: Door Features: Fencing: Roof: Exterior Features: Foundation: Structural Condition: Other Structures: Window Features: Security Features: Sewer: Water Source: Discosures: Parking: HOA:</p>	<p>Back Yard, Corner Lot, Front Yard Curbs, Sidewalks, Street Lighting Traditional Blockwall Composition Turnkey Blinds Sewer In Street District/Public Driveway - Concrete, Direct Garage Access, Street</p>
---	---	--


Customer Full - Residential MI #: **SBL3007401** Printed By Tomoko Maruo DRE: 01378421 On 2/12/2013 6:53:54 AM

© 2013 CRMLS. Information is believed to be accurate, but shall not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Residential Agent Full

22646 Ladeene Av. Torrance 90505 List Price: \$639,000





Status: **Active**
 ML#: **SB13007401**
 APN: **7528005001**
 Orig. List Price: **\$639,000**
 Price Per Sqft: **\$572.58**
 County: **Los Angeles**
 Property Type: **Single Family Residence (D)**
 Bedrooms: **3**
 Bath(F,T,H,Q): **1,0,0,0**
 Sqft (Src): **1,116 (Assessor's Data)**
 Ac/LotSqft (Src): **0.131/5,709 (A)**
 AC: **No**
 View: **No**

Area: **129 - South Torrance**
 Cross Street: **227th St & Ladeene Ave**
 Map Book: **763-C7**
 Year Built: **1953**
 Sale Type: **Standard**

Stories: **One Level**
 Stories Total: **One Level**
 Entry Location: **Ground Level With Steps**
 Entry Level:

DOM/CDOM: **25/25**
 Units Total#: **1**
 Senior Community: **No**
 Lease Considered: **No**

Description

This home is located in a beautiful, family oriented neighborhood just west and within walking distance of Arnold Elementary School, north east of S of the nearby Lago Seco Park. This is a beautiful, ready to move into home, just waiting for a new family. It has 3 bedrooms and one bathroom, beau and a newer kitchen, clean with tile on counters and floors, Laundry area inside that can be converted to a 2nd bathroom and the laundry can be mov There is a 2-car attached garage with a direct entry into the house. There is also a large backyard, with even enough space for an RV! Again, this hon move into.

List Price Excludes:
 List Price Includes: **Stove**

Interior Features

Fireplace: None Cooling: None Heating: Floor Furnace Laundry: Area, Gas Dryer Hookup Interior Feat: Bathtub, Shower, Tile Counters Rooms: All Bedrooms Down	Eating Area: Area Floor: Wall-To-Wall Carpet, Ceramic Tile Accessibility Features: Appliances: Gas Stove Utilities:
--	--

Exterior Features

Pool: None Spa: None Patio: Concrete Common Walls: No Common Walls View: None Construction Materials: Lot Features: Back Yard, Corner Lot, Front Yard Community Features: Curbs, Sidewalks, Street Lighting Style: Traditional Door Features: Fencing: Blockwall	Roofing: Composition Exterior Features: Foundation: Turnkey Structural Condition: Other Structures: Window Features: Blinds Security Features: Sewer: Sewer In Street Water Source: District/Public Disclosures: Direction Faces:
---	--


Garage and Parking

Garage Att/Det: Attached	Parking Spaces: 2	Garage Spaces: 2
Parking: Driveway - Concrete, Direct Garage Access, Street	Carport Spaces:	RV Dimensions:
Land	Uncovered Spaces:	# of Remotes: 1

Lot Number: **180** Zone: Make of Home:
 Block Number: Units Total Number: **1** Model Name:
 Tract Number: **19108** Builder's Tract:
 Lot Dimensions: Builder's Name: **Unknown** Model Code:
 Community/Complex:
 Association Name 1: Assessment:
 Association Name 2: Association Phone 1:
 Association Amenities: Association Phone 2:
 Lease/Fees School Information

Land Fee/Lease: Fee Land Lease Amount: Land Transfer Fee: Land Lease Purchase: Land Lease Renew: Terms Possession: COE Plus 3 Office/MLS S.O.Compensation: 2.5% S.O.C. Remarks: Dual Variable Rate of Com: Yes Sign On Property: Yes Listing Office: (S6669) Listing Agent: (S6669) Frank Kenny LA DRE: 01250123 Co-Listing Agent: () Co-LA DRE: Listing Contract: 01/18/2013	School District: Torrance Unified Elementary School: Arnold Elementary Junior High School: Calle Mayor High School: South High Listing Terms: Cash To New Loan Showing Instructions: Go Direct, Key Box, See Remarks Key Safe Description: Supra Key Safe Location: Front Door Document Number: Listing Office Ph: 310-375-3511 Listing Office Fax: 310-375-6860 List Type: Exclusive Right To Sell Service Type: Full Service Listing Paid: Ad Number: Show Type: Show Name: Show Phone: Occupant Type: Vacant Owner Name: Phone Contact Priority: 1.LaDct: 310-928-9 2.LaFax: 310-791-0 3.LaEmail: Frank@Fra
--	---

-22646 Ladeene Ave, Torrance, CA 90505-3439, Los Angeles County



3	1,116	5,709	\$639,000	Active Listing
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS List Price	
1	1953	SFR	09/15/2004	
MLS Baths	Yr Built	Type	Sale Date	

Owner Information

Owner Name:	Argento Mark V & Amy R	Tax Billing City & State:	Torrance, CA
Owner Name 2:	Argento Family	Tax Billing Zip:	90505
Mail Owner Name:	Mark V Argento	Tax Billing Zip+4:	2026
Tax Billing Address:	22503 Redbeam Ave	Owner Occupied:	No

Location Information

Zip Code:	90505	Comm College District Code:	El Camino
Carrier Route:	C047	Location Influence:	Corner
Zoning:	TORR-LO	TGNO:	763-C7
Tract Number:	19108	Census Tract:	6512.21
School District:	Torrance	Topography:	Rolling /Hilly

Tax Information

APN :	7528-005-001	Lot:	180
% Improved:	20%	Water Tax Dist:	Southern California
Tax Area:	9340		
Legal Description:	TRACT NO 19108 LOT 180		

Assessment & Tax

Assessment Year	2012	2011	2010
Assessed Value - Total	\$518,000	\$559,100	\$559,100
Assessed Value - Land	\$414,000	\$447,300	\$447,300
Assessed Value - Improved	\$104,000	\$111,800	\$111,800
YOY Assessed Change (\$)	-\$41,100	\$0	
YOY Assessed Change (%)	-7.35%	0%	

Tax Year	Total Tax	YOY Tax Change (\$)	YOY Tax Change (%)
2009	\$6,256		
2010	\$6,346	\$91	1.45%
2011	\$6,425	\$79	1.24%

Characteristics

County Land Use:	Single Family Resid	Sewer:	Type Unknown
Universal Land Use:	SFR	Heat Type:	Heated
Lot Frontage:	56	Garage Type:	Parking Avail
Lot Depth:	103	Parking Type:	On Site
Lot Acres:	0.1311	Parking Spaces:	2
Lot Area:	5,709	Roof Material:	Gravel & Rock
Style:	Conventional	Roof Shape:	Gable
Building Sq Ft:	1,116	Interior Wall:	Plaster
Gross Area:	1,116	Exterior:	Stucco
Stories:	1	Floor Cover:	Hardwood
Total Rooms:	6	Foundation:	Raised
Bedrooms:	3	Year Built:	1953
Total Baths:	1	Effective Year Built:	1953

Courtesy of Tomoko Maruo, California Regional MLS
The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

■ 22646 Ladeene Av.のMLS情報(業者情報シート3)

Full Baths:	1	Other Impvs:	Fence	
Other Rooms:	Living Room	# of Buildings:	1	
Fireplaces:	1			
Estimated Value				
RealAVM™(1)	\$520,938	Confidence Score	80	
RealAVM™ Range:	\$458,425 - \$583,451	Forecast Standard Deviation:	12	
Value As Of:	02/01/2013			
<small>(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.</small>				
Listing Information				
MLS Listing Number:	SB13007401	MLS Current List Price:	\$639,000	
MLS Status:	Active	MLS Original List Price:	\$639,000	
MLS Area:	(129) SOUTH TORRANCE	MLS Listing Agent:	Skenfra-Frank Kenny	
MLS Status Change Date:	01/18/2013	MLS Listing Broker:	Keller Williams Realty	
MLS Listing #	S368010			
MLS Status	Closed Sale			
MLS Listing Date	08/30/2004			
MLS Listing Price	\$590,000			
MLS Orig Listing Price	\$615,000			
MLS Close Date	10/28/2004			
MLS Listing Close Price	\$585,000			
MLS Listing Cancellation Date	10/28/2004			
Last Market Sale & Sales History				
Recording Date:	10/27/2004	Sale Type:	Full	
Sale Date:	09/15/2004	Deed Type:	Grant Deed	
Sale Price:	\$585,000	Owner Name:	Argento Mark V & Amy R	
Price Per Square Feet:	\$524.19	Owner Name 2:	Argento Family	
Document Number:	2769868	Seller:	Hartel Don M & N J Trust	
Recording Date	06/12/2007	10/27/2004	07/19/1999	04/08/1954
Sale Date	06/07/2007	09/15/2004	03/17/1999	
Sale Price		\$585,000		
Nominal	Y		Y	
Buyer Name	Argento Family Trust	Argento Mark & Amy	Hartel Don M & Nancy J Trustees	Hartel Don M
Seller Name	Argento Mark & Amy	Hartel Don M & N J Trust	Hartel Don M, Nancy J	
Document Number	1415362	2769868	1328347	
Document Type	Grant Deed	Grant Deed	Quit Claim Deed	Deed (Reg)
Mortgage History				
Mortgage Date	01/21/2005	10/27/2004		
Mortgage Amount	\$117,000	\$468,000		
Mortgage Lender	Hsbc Mtg Corp (usa)	Mit Lending		
Mortgage Code	Conventional	Conventional		

②Pasadena周辺にて次の3物件を視察。

- 30 North Roosevelt Ave., Pasadena, CA 91107
- 458 North Sierra Madre Boulevard, Pasadena, CA 91107
- 2305 East Woodlyn Road, Pasadena, CA 91104

•30 North Roosevelt Ave., Pasadena, CA 91107 (MLS情報)



Add'l Photos

Community Data Walk Score Report a Violation



Larger Map Aerial Map Plat Map

Active

Residential Single Family

MLS#: A12122865MR
APN: 5746-003-035
Origin MLS: MRMLS

ADDRESS: 30 North Roosevelt Avenue
 Pasadena, CA 91107
County: Los Angeles
Country: UNITED STATES OF AMERICA

LP: \$485,000

MAIN FEATURES

Add'l Parcel #		# Baths Full	1	Furnished Y/N	
Apx Acres	0.06	# Baths 1/4		Horse Prop Y/N	
Apx Lot Dim.		# Baths 1/2		Pool Y/N	No
Apx Lot Size	2,797/Public Records	# Baths 3/4		# Stories	
Apx Sq Ft	675 /Public Records	# Bedrooms	1	View Y/N	No
# Baths	1.00	# Fireplaces		Year Built	1922
Cross Streets	Colorado & Sierra Madre Blvd			Area (1577) Pasadena SE	
School District	Pasadena Unified			Style	
Property Condition	Updated/Remodeled				
Remarks	Standard Sale...Completely Remodeled inside and out with \$100,000 worth of upgrades. Ready to Move in Now! Watch the Rose Parade from your front porch!! It has copper plumbing, new wiring, newer heat & air conditioning units, recessed lights, fresh landscape, travertine walkway, inside laundry room (washer & dryer included)! The kitchen has granite counters and a stainless steel stove, fridge, dishwasher & microwave and cabinets with frosted glass doors. The bathroom has a spa jacuzzi tub to relax in after a long day. French doors lead from the dining area to a deck that overlooks the luscious rear yard. There is an office/storage room. This home is truly a one-of-a-kind, located close to the community college, shops and downtown Pasadena.				
Private Remarks	Gc Direct, house is vacant. Please leave your business card. ALL OFFERS WILL BE CONSIDERED, send offers to michellekwa@yahoo.com or fax to 626-386-7800.				
Directions					

OTHER FEATURES

Air/Cooling	Central A/C
Appliances	Dishwasher, Dryer, Refrigerator, Washer
Association Amenities	
Association Rules	
Bathroom Features	
Bedroom Features	
Community Features	
Cooking Appliances	Microwave, Stove (N)
Eating Areas	
Equipment	Dishwasher, Dryer, Microwave, Refrigerator, Washer
Fireplace Features	
Fireplace Fuel	
Fireplace Rooms	None
Floor Material	
Heat	
Heating Type	
Heating Fuel	

II | 各国の不動産市場・制度・不動産業 | 81

Interior Features**Kitchen Features**

Laundry

Inside

Lot Description

Front Yard

Lot Location

Management Co 1 Name

Management Co 1 Phone

Management Co 2 Name

Management Co 2 Phone

Patio Features

Parking

Pool Accessories

Pool Construction

Pool Descriptions

No Pool

Remote Controls

Roofing

Rooms

Attic

Room Features

Security Safety

Sewer

Spa Construction

Spa Descriptions

Sprinklers

Tennis/Playing Courts

TV Services

View Type

No View

Waterfront

Water Heater Features

GREEN FIELDS

Building Certification

Certification Rating

Certifying Body

Year Certified

HTA Index

Walk Score

Energy Generation

Indoor Air Quality

Location

Water Conservation

Energy Efficient

Sustainability

LISTING / SELLING INFO

Original List Price

\$499,000

List Price

\$485,000

Sold Price

Sold Price Source

List Date

10/02/2012

Contract Date

Sold Date

Withdrawn Date

D.O.M.

135

C.D.O.M.

135

LP/SF

\$717.46

SP/SF

Selling Office Comm.

3.00%

Listing Type

Exclusive Right To
Sell/Lease

Selling Office Comp. Remarks

Buyers Agent Comm. Y/N

List Broker Adv. Y/N

Probate Y/N

Limited Service Y/N

No

MLS Entry Only Y/N

No

Variable Rate Comm. Y/N

No

For Sale Sign Y/N

Yes

Lease Option Y/N

Avail. For Lease Y/N

No

Listing Office 1

Keller Williams West

Listing Office 2

Listing Office 1 Phone

626-386-7888

Listing Office 2 Phone

Listing Agent 1

Michelle Chavez

Listing Agent 2

Listing Agent 1 Phone

Listing Agent 2 Phone

Listing Agent 1 Cell

626-353-4569

Listing Agent 2 Cell

Listing Agent 1 Fax

Listing Agent 2 Fax

Listing Agent 1 Email

michellekwra@yahoo.com

Listing Agent 2 Email

Listing Agent 1 DRE

01891186

Listing Agent 2 DRE

Listing Agent 1 Social

Listing Agent 2 Social

ZONING / COMMUNITY INFO

Elementary

Legal Block Number

Jr High/Middle

Legal Lot Number

3

Senior High

Pasadena High School

Legal Tract Number

4628

Water District

Map Book

Zoning

Spec Zone

PUD

STRUCTURAL INFO

Guest House	N/A	Entry Floor	
# Parking Spaces		# Covered Spaces	
# Carport Spaces		# Garage Spaces	0
# Other Spaces		RV Access Dim	
Builder's Name		Builder's Model Code	
Builder's Model Name		Builder's Tract Code	
Builder's Tract Name		Common Walls	Detached/No Common Walls
Disability Access			
Entry Location			
Exterior Construction			
Fence			
Foundation Details			
Other Structures			
Other Structural Features			
220V Location			

TERMS

HOA Fee 1	\$0.00	HOA Fee Frequency 1	
Land Lease Expiration Date		Land Lease Purchase Y/N	
Land Lease Type	Fee	Land Lease Amt / Yr	
Tax Mello Roos		Possession	CloseOfEscrow
Buyer Financing		Sold Terms	
Disclosure	Property Assessments - Unknown (N)		
Exclusions			
Finance	Submit		
Inclusions	Washer & Dryer, Kitchen, Microwave, Stove		
Sale Type	Standard		

SHOWING INFO

Occupant Name		Occupant Phone	
Phone To Show		Other Phone Number	
Lock Box Location	Front Door		
Lock Box Type	Supra		
Occupancy / Showing			
Showing Access	Go Direct		
Show Remarks			

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■ 30 North Roosevelt Ave の MLS 情報付随の物件写真

(外観)



(居間)



(キッチン)



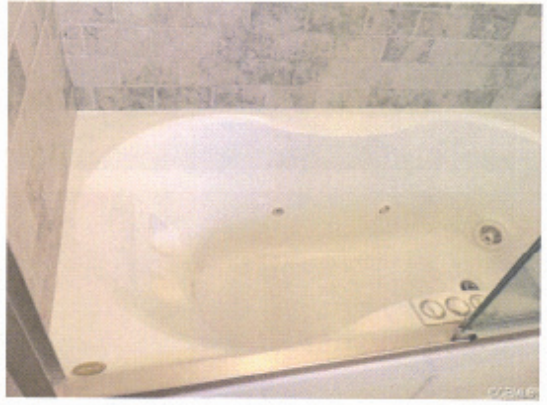
(ユーティリティスペース)



(ベッドルーム)



(バスルーム)



(広いバックヤード)





Add'l Photos



Larger Map Aerial Map Plat Map

Active

Residential Single Family

MLS#: 12172087IT
APN: 5750-021-001
Origin MLS: ITECH

ADDRESS: 458 North Sierra Madre Boulevard , Pasadena ,CA 91107
County: Los Angeles
Country: UNITED STATES OF AMERICA

LP: \$499,000

Community Data

Walk Score®

Report a Violation

DOC(S): 1

MAIN FEATURES			
Add'l Parcel #		# Baths Full	1
Apx Acres	0.16	# Baths 1/4	0
Apx Lot Dim.		# Baths 1/2	0
Apx Lot Size	6,788/Public Records	# Baths 3/4	0
	1,338	# Bedrooms	2
Apx Sq Ft	/Public Records	# Fireplaces	
# Baths	1.00		Year Built 1941
Cross Streets	VILLA		Area (1575) Pasadena NE
School District	Pasadena Unified		Style Traditional
Property Condition	<p>Absolute Move In Condition Home in Dalsey Village Neighborhood. Completely remodeled home with 2 spacious bedrooms and 1 bathroom and great possibility of dining room to be converted to a 3rd bedroom. Completely remodeled kitchen with new cabinets, new granite, new flooring and new appliances. New bathroom with all new tile work, tub, sink, cabinets. There is also new crown molding and baseboards throughout. Newer roof in 2005, new Central Air conditioning and Heating system, Double Attached Garage. Great private backyard.</p>		
Remarks			
Private Remarks	<p>Vacant. Go Direct, Supra On Side Door. Property acquired in Trustee Sale and it is sold in it's Present Condition with no warranty or guarantee, expressed or implied. Seller requires proof of funds, FICO score, and pre-approval letter. Listing Agent is related to the Seller. Certificate of Inspection is attached under external documents. Please contact Aida/ (818)636-1114 or email crestview2100@hotmail.com with any questions.</p>		
Directions			

OTHER FEATURES	
Air/Cooling	Central A/C
Appliances	Dishwasher, Garbage Disposal
Association Amenities	
Association Rules	
Bathroom Features	
Bedroom Features	
Community Features	
Cooking Appliances	Range
Eating Areas	
Equipment	Dishwasher, Garbage Disposal, Range/Oven
Fireplace Features	
Fireplace Fuel	Gas & Wood
Fireplace Rooms	Living Room
Floor Material	Ceramic Tile, Laminated
Heat	Forced Air, Natural Gas
Heating Type	Forced Air
Heating Fuel	Natural Gas
Interior Features	
Kitchen Features	Granite Counters (N), Remodeled (N)

Laundry		
Lot Description		
Lot Location		
Management Co 1 Name		Management Co 1 Phone
Management Co 2 Name		Management Co 2 Phone
Patio Features		
Parking	Garage Is Attached	
Pool Accessories		
Pool Construction		
Pool Descriptions		
# Remote Controls	0	
Roofing	Other	
Rooms	Dining Room,LivingRoom	
Room Features		
Security Safety		
Sewer	In, Connected & Paid	
Spa Construction		
Spa Descriptions		
Sprinklers		
Tennis/Playing Courts		
TV Services		
View Type		
Waterfront		
Water Heater Features	Gas	

GREEN FIELDS

Building Certification	Certification Rating	0
Certifying Body	Year Certified	0
HTA Index	Walk Score	0
Energy Generation	Indoor Air Quality	
Location	Water Conservation	
Energy Efficient		
Sustainability		

LISTING / SELLING INFO

Original List Price	\$499,000	List Price	\$499,000
Sold Price		Sold Price Source	
List Date	01/31/2013	Contract Date	
Sold Date		Withdrawn Date	
D.O.M.	14	C.D.O.M.	14
LP/SF	\$372.94	SP/SF	
Selling Office Comm.	2.50%	Listing Type	Exclusive Right To Sel/Lease
Selling Office Comp. Remarks		Buyers Agent Comm. Y/N	
List Broker Adv. Y/N		MLS Entry Only Y/N	No
Probate Y/N		For Sale Sign Y/N	No
Limited Service Y/N	No	Avail. For Lease Y/N	No
Variable Rate Comm. Y/N	No	Listing Office 1	
Lease Option Y/N		Listing Office 1 Phone	818-957-8200
Listing Office 1	Crestview Real Estate	Listing Agent 1	Aida Abnoosian
Listing Office 1 Phone	818-957-8200	Listing Agent 1 Phone	8186361114
Listing Agent 1	Aida Abnoosian	Listing Agent 1 Cell	818-6361114
Listing Agent 1 Phone	8186361114	Listing Agent 1 Fax	818-248-2079
Listing Agent 1 Cell	818-6361114	Listing Agent 1 Email	crestview2100@hotmail.com
Listing Agent 1 Fax	818-248-2079	Listing Agent 1 DRE	01025246
Listing Agent 1 Email	crestview2100@hotmail.com	Listing Agent 1 Social	
Listing Agent 1 DRE	01025246	Listing Office 2	
Listing Agent 1 Social		Listing Office 2 Phone	
		Listing Agent 2	
		Listing Agent 2 Phone	
		Listing Agent 2 Cell	
		Listing Agent 2 Fax	
		Listing Agent 2 Email	
		Listing Agent 2 DRE	
		Listing Agent 2 Social	

ZONING / COMMUNITY INFO

Elementary		Legal Block Number	
Jr High/Middle		Legal Lot Number	
Senior High		Legal Tract Number	
Water District		Zoning	
Map Book	566E4	PUD	
Spec Zone			

STRUCTURAL INFO

Guest House	N/A	Entry Floor	0
-------------	-----	-------------	---

# Parking Spaces	0	# Covered Spaces	0
# Carport Spaces	0	# Garage Spaces	2
# Other Spaces	0	RV Access Dim	
Builder's Name		Builder's Model Code	
Builder's Model Name		Builder's Tract Code	
Builder's Tract Name		Common Walls	
Disability Access			
Entry Location			
Exterior Construction	Stucco		
Fence			
Foundation Details			
Other Structures			
Other Structural Features			
220V Location			

TERMS

HOA Fee 1	\$0.00	HOA Fee Frequency 1	
Land Lease Expiration Date		Land Lease Purchase Y/N	
Land Lease Type	Fee	Land Lease Amt / Yr	\$0.00
Tax Mello Roos		Possession	
Buyer Financing		Sold Terms	
Disclosure			
Exclusions			
Finance	Conventional,FHA Loan,Cash,Cash To New Loan		
Inclusions			
Sale Type			

SHOWING INFO

Occupant Name		Occupant Phone	
Phone To Show		Other Phone Number	
Lock Box Location	Side Door		
Lock Box Type	Supra		
Occupancy / Showing	None/Vacant		
Showing Access	Vacant,Keybox,Go Direct		
Show Remarks	Vacant.Go Direct.		

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■458 North Sierra Madre Boulevard (MLS 物件情報付随の写真)

(外観)



(キッチン)



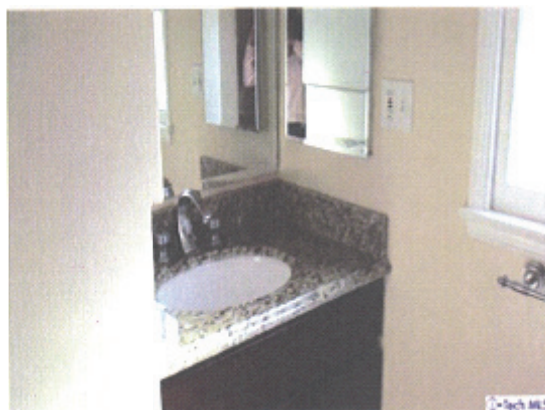
(居間)



(シャワールーム、トイレ)



(バスルーム、洗面)



(ベッドルームからテラス)



(バックヤード)



(ガレージ)





Virtual/Photo Tour Add'l Photos



Larger Map Aerial Map Plat Map

Pending

Residential Single Family

MLS#: 22171466IT
APN: 5743-008-001
Origin MLS: ITECH

ADDRESS: 2305 East Woodlyn Road
 Pasadena, CA 91104
County: Los Angeles
Country: UNITED STATES OF AMERICA

LP: \$859,000

Community Data

Walk Score®

Report a Violation

DOC(S): 6

MAIN FEATURES

Add'l Parcel #		# Baths Full	1	Furnished Y/N	
Apx Acres	0.26	# Baths 1/4	0	Horse Prop Y/N	
Apx Lot Dim.		# Baths 1/2	0	Pool Y/N	
Apx Lot Size	11,175/Public Records	# Baths 3/4	1	# Stories	0
Apx Sq Ft	1,972 /Public Records	# Bedrooms	3	View Y/N	
# Baths	2.00	# Fireplaces		Year Built	1947
Cross Streets	E/ALLEN, W/ALTADENA, S/WASHINGTON, N/MOUNTAIN				Area (1575) Pasadena NE
School District	Pasadena Unified				Style Mid Century
Property Condition	Updated/Remodeled				
Remarks	Wisteria and grape vines, meandering walkways and an award-winning romantic garden embrace this charming home located in the sought after Brigden Ranch neighborhood of NE Pasadena. Character abounds with hardwood and slate floors, and vintage detailing throughout. The spacious, light-filled living room is accented by original molding and a large bay window. Dining room with built in hutch, crown molding and wainscoting opens to gorgeous backyard. Gourmet kitchen has been thoughtfully modernized with granite countertops and stainless steel appliances. A spa-like master suite features a luxurious bath and entrance to a private lush garden with jacuzzi. In the summer season, pick grapes right off the vine and escape to your very own Napa Valley. An adorable two-story playhouse, prepped vegetable garden and cobble stone driveway completes this picture perfect home.				
Private Remarks	No showing until 1/13/13. public open houses: 1/13, 2-4pm, 1/19 & 1/20, 2-4pm, hosted broker open: 1/15(Tues) 10am-1pm; 1/17(thur);10am-2pm, please email questions or offers to jchsu@coldwellbanker.com, please see attachments for disclosures; playhouse, swing set, and refrigerator are included in the sale; washer/dryer are not included in the sale				
Directions	e/Allen, W/Altadena, s/Washington, n/mountain				
Air/Cooling	Central A/C				
Appliances	Dishwasher				
Association Amenities					
Association Rules					
Bathroom Features					
Bedroom Features	Master Suite				
Community Features					
Cooking Appliances					
Eating Areas	Breakfast Counter / Bar, Formal Dining Rm, In Kitchen				
Equipment	Dishwasher				
Fireplace Features					
Fireplace Fuel					

Fireplace Rooms	Living Room	
Floor Material		
Heat	Forced Air	
Heating Type	Forced Air	
Heating Fuel		
Interior Features		
Kitchen Features	Granite Counters (N)	
Laundry	In Garage	
Lot Description		
Lot Location		
Management Co 1 Name		Management Co 1 Phone
Management Co 2 Name		Management Co 2 Phone
Patio Features	Patio Open	
Parking	Garage,RV Access	
Pool Accessories		
Pool Construction		
Pool Descriptions		
# Remote Controls	0	
Roofing	Composition	
Rooms	Master Bedroom	
Room Features		
Security Safety		
Sewer	Unknown (N)	
Spa Construction		
Spa Descriptions		
Sprinklers	Sprinkler System	
Tennis/Playing Courts		
TV Services		
View Type	Mountain View	
Waterfront		
Water Heater Features		

GREEN FIELDS

Building Certification	Certification Rating	0
Certifying Body	Year Certified	0
HTA Index	Walk Score	0
Energy Generation	Indoor Air Quality	
Location	Water Conservation	
Energy Efficient		
Sustainability		

LISTING / SELLING INFO

Original List Price	\$859,000	List Price	\$859,000
Sold Price		Sold Price Source	
List Date	01/12/2013	Contract Date	02/07/2013
Sold Date		Withdrawn Date	
D.O.M.	26	C.D.O.M.	26
LP/SF	\$435.60	SP/SF	
Selling Office Comm.	3.00%	Listing Type	Exclusive Right To Sell/Lease
Selling Office Comp. Remarks		Buyers Agent Comm. Y/N	
List Broker Adv. Y/N		MLS Entry Only Y/N	No
Probate Y/N		For Sale Sign Y/N	Yes
Limited Service Y/N	No	Avail. For Lease Y/N	No
Variable Rate Comm. Y/N	No	Listing Office 1	
Lease Option Y/N		Listing Office 2	
Listing Office 1	Coldwell Banker	Listing Office 2 Phone	
Listing Office 1 Phone	626-449-5222	Listing Agent 2	
Listing Agent 1	J.C. Hsu	Listing Agent 2 Phone	
Listing Agent 1 Phone	6263184391	Listing Agent 2 Cell	
Listing Agent 1 Cell	626-3184391	Listing Agent 2 Fax	
Listing Agent 1 Fax	626-585-9888	Listing Agent 2 Email	
Listing Agent 1 Email	jchsu@coldwellbanker.com	Listing Agent 2 DRE	
Listing Agent 1 DRE	01044953	Listing Agent 2 Social	
Listing Agent 1 Social			

ZONING / COMMUNITY INFO

Elementary	Legal Block Number
Jr High/Middle	Legal Lot Number
Senior High	Legal Tract Number
Water District	Zoning

STRUCTURAL INFO

Guest House	N/A	Entry Floor	0
# Parking Spaces	0	# Covered Spaces	0
# Carport Spaces	0	# Garage Spaces	1
# Other Spaces	0	RV Access Dim	
Builder's Name		Builder's Model Code	
Builder's Model Name		Builder's Tract Code	
Builder's Tract Name		Common Walls	
Disability Access			
Entry Location			
Exterior Construction	Stucco		
Fence			
Foundation Details			
Other Structures			
Other Structural Features			
220V Location			

TERMS

HOA Fee 1	\$0.00	HOA Fee Frequency 1	
Land Lease Expiration Date		Land Lease Purchase Y/N	
Land Lease Type		Land Lease Amt / Yr	\$0.00
Tax Mello Roos		Possession	
Buyer Financing		Sold Terms	
Disclosure			
Exclusions			
Finance	Cash To New Loan		
Inclusions	refrigerator, stove		
Sale Type	Standard		

SHOWING INFO

Occupant Name	Go Direct, LB on Front door	Occupant Phone	
Phone To Show		Other Phone Number	
Lock Box Location	Front Door		
Lock Box Type	Supra		
Occupancy / Showing	None/Vacant		
Showing Access	Keybox, Go Direct		
Show Remarks	Showing starts on 1/13/13. Go Direct, LB on Front door		

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■ 2305 East Woodlyn Road (MLS 情報付随の写真)

(正面、外観)



(家具付き居間)



(居間と暖炉)



(ダイニングルーム)



(キッチン)



(マスターベッドルーム)



(マスターベッドルームとバスルーム洗面)



(ベッドルームとシャワールーム)



(バスルーム洗面)



(よく手入れされた庭)



