

# Comparative Market Analysis



Researched and prepared by  
**Abraham Prattella**

Prepared exclusively for  
**Hayes Patrina & Willie G Frazier**

II

Prepared on  
May 18, 2023

Subject Property  
2033 Oris ST  
Compton  
90222-3521

**Abraham Prattella State Lic#: 01506646**

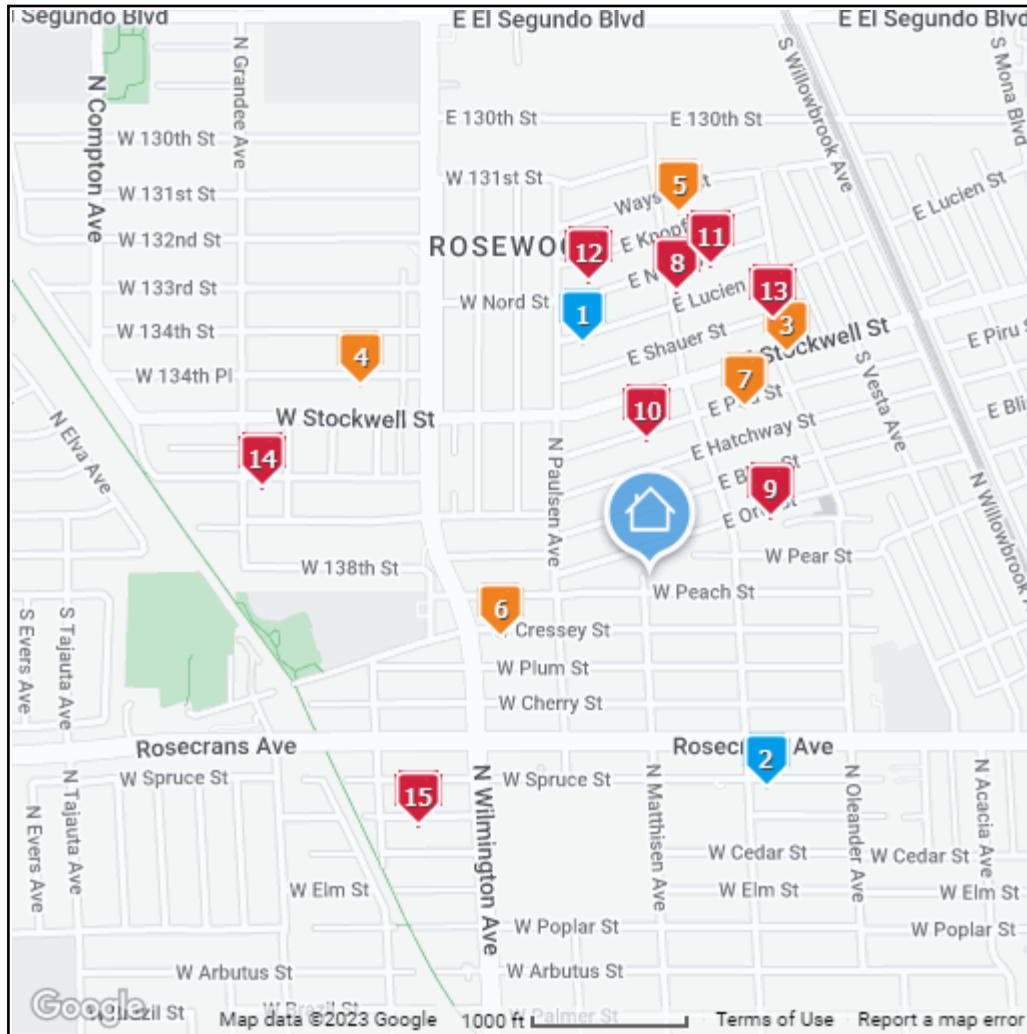


Agency 8 Real Estate Group  
940 W. Foothill Blvd  
Claremont, CA 91711  
909.851.9953  
[Team@RealEstateWithAbraham.com](mailto:Team@RealEstateWithAbraham.com)

Thursday, May 18, 2023

## CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 2033 E Oris St
- 1 2012 E Lucien Street
- 2 444 W Spruce Street
- 3 2202 E Stockwell Street
- 4 832 W 134Th Place
- 5 2111 E Knopf Street
- 6 728 W Cressey Street
- 7 2128 E Piru Street
- 8 2101 E Lucien Street
- 9 2124 E Oris Street
- 10 2056 E Piru Street
- 11 2124 E Nord Street
- 12 2021 E Nord Street
- 13 13327 S Oleander Avenue
- 14 928 W 136Th Street
- 15 830 W Maple Street



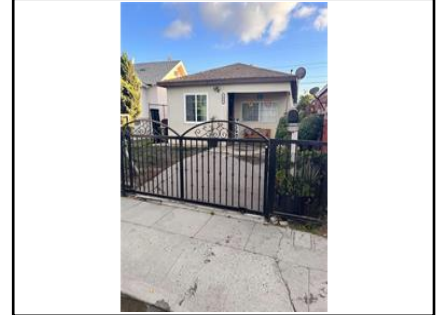
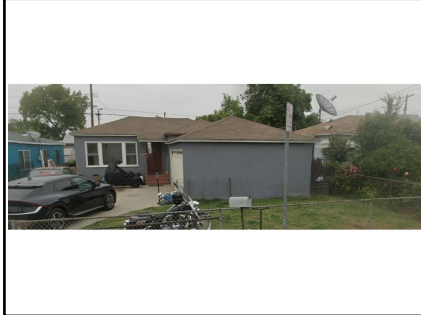
# Comparative Market Analysis

2033 Oris St  
Compton, 90222

Thursday, May 18, 2023

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
2033 Oris St		2012 Lucien ST		444 Spruce ST	
<b>MLS#</b>		22186177		DW23026340	
<b>Status</b>		Active Under Contract		Active Under Contract	
<b>Area</b>		RN - Compton N of Rosecrans	0.00	RP - Compton S of Rosecrans	0.00
<b>List Price</b>		\$440,000		\$475,000	
<b>Sold Price</b>		\$0.00			
<b>List Date</b>		10/26/2022		02/15/2023	
<b>Sold Date</b>					
<b>DOM</b>		190		92	
<b>Beds</b>	2	3	-10,000	3	-10,000
<b>Baths</b>	1	1	0	1	0
<b>Style</b>			0	Contemporary	0
<b>Sqft</b>	862	898	-4,500	952	-11,250
<b>Lot Sqft</b>	5015	2,443	12,860	2,497	12,590
<b>Lot Dim</b>		25x98	0.00		0.00
<b>Acres</b>		0.05	0	0.06	0
<b>Grg Stls</b>			0		0
<b>Prk Char</b>		Driveway	0	Driveway	0
<b>Age</b>	1952	1950	0	1956	0
<b>Interior</b>			0.00	Granite Counters	0.00
<b>Appliances</b>			0.00		0.00
<b># FP</b>		None	0	None	0
<b>Roof</b>		Composition	0.00	Shingle	0.00
<b>Pool Private YN</b>		N	0	N	0
<b>Association Fee</b>			0	0	0
<b>Stories Total</b>		1	0	1	0
<b>Upgrades</b>			0		0
			0		0

### Remarks:

Back on Market... Subject to Cancellation of current escrow...  
Property being sold "AS IS"... Seller will not assist with any  
Repairs or Credits... Property is in Probate with Limited Authority...  
Also in Foreclosure... Submit all offers "Subject to Inspection"...  
New windows... Solar panels installed in 2015 via the LA County  
HERO Program... Contact LA 1 for further details... DO NOT  
WALK Property...

Charming single family residence. This well maintained home  
features 3 bedrooms, 1 bath, laundry room, ceramic tile floors, and  
nice patio. Close to school, shopping, and transportation.

Price  
Total Adjustments  
Adjusted Price

\$440,000  
\$-1,640  
\$438,360

\$475,000  
\$-8,660  
\$466,340





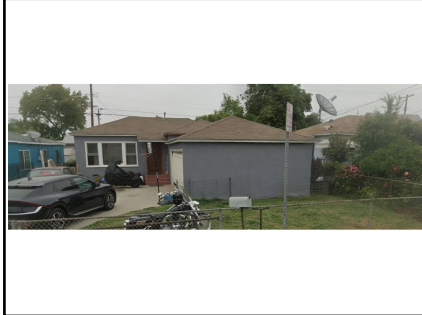
# Comparative Market Analysis

2033 Oris St  
Compton, 90222

Thursday, May 18, 2023

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
2033 Oris St		2202 Stockwell ST		832 134th PL	
<b>MLS#</b>		PW23069486		DW23069513	
<b>Status</b>		Pending		Pending	
<b>Area</b>		699 - Not Defined	0.00	699 - Not Defined	0.00
<b>List Price</b>		\$499,000		\$599,998	
<b>Sold Price</b>		\$0.00			
<b>List Date</b>		04/26/2023		04/25/2023	
<b>Sold Date</b>					
<b>DOM</b>		6		10	
<b>Beds</b>	2	3	-10,000	2	0
<b>Baths</b>	1	1	0	2	-10,000
<b>Style</b>		See Remarks	0		0
<b>Sqft</b>	862	893	-3,875	946	-10,500
<b>Lot Sqft</b>	5015	2,215	14,000	5,781	-3,830
<b>Lot Dim</b>			0.00		0.00
<b>Acres</b>		0.05	0	0.13	0
<b>Grg Stls</b>			0	Yes	0
<b>Prk Char</b>		None	0		0
<b>Age</b>	1952	1953	0	1926	0
<b>Interior</b>		Stone Counters	0.00		0.00
<b>Appliances</b>			0.00		0.00
<b># FP</b>		None	0	None	0
<b>Roof</b>		Shingle	0.00		0.00
<b>Pool Private YN</b>		N	0	N	0
<b>Association Fee</b>		0	0	0	0
<b>Stories Total</b>		1	0	1	0
<b>Upgrades</b>			0		0
			0		0

### Remarks:

Welcome to this lovely home in Compton. No City Inspection on this house since it is under LA County. This home has 3 beautiful bedrooms with ample closet space. There are laminate floors throughout the bedrooms and living room with tile floors in the kitchen. The updated kitchen has plenty of space for all your needs. The updated bathroom has subway tile with glass accents. Each room has its own cooling and heating units. The washer and dryer are located off of the back door. There is a storage shed for all your

Looking for a beautiful and affordable home in Compton, California? Look no further than 832 W 134th Pl, a stunning single-story residence that boasts style, comfort, and convenience.

This charming 2-bedroom, 2-bathroom home features an open-concept floor plan that maximizes space and light, with large windows that let in plenty of natural light. The living area is spacious and welcoming.

**Price**  
**Total Adjustments**  
**Adjusted Price**

**\$499,000**  
**\$125**  
**\$499,125**

**\$599,998**  
**\$-24,330**  
**\$575,668**







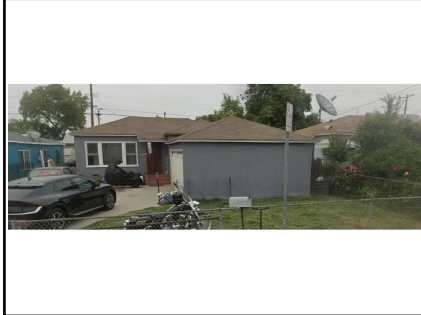
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Compton, 90222

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<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
2033 Oris St		2111 Knopf ST		728 Cressey ST	
<b>MLS#</b>		DW23064594		CV23057318	
<b>Status</b>		Pending		Pending	
<b>Area</b>		RN - Compton N of Rosecrans	0.00	RN - Compton N of Rosecrans	0.00
<b>List Price</b>		\$425,000		\$450,000	
<b>Sold Price</b>	\$0.00				
<b>List Date</b>		04/17/2023		04/04/2023	
<b>Sold Date</b>					
<b>DOM</b>		0		31	
<b>Beds</b>	2	2	0	2	0
<b>Baths</b>	1	1	0	1	0
<b>Style</b>				0	0
<b>Sqft</b>	862	716	18,250	876	-1,750
<b>Lot Sqft</b>	5015	3,687	6,640	2,496	12,595
<b>Lot Dim</b>			0.00		0.00
<b>Acres</b>		0.08	0	0.06	0
<b>Grg Stls</b>			0		0
<b>Prk Char</b>		Driveway, Gated	0		0
<b>Age</b>	1952	1948	0	1951	0
<b>Interior</b>			0.00		0.00
<b>Appliances</b>			0.00		0.00
<b># FP</b>		None	0	None	0
<b>Roof</b>			0.00		0.00
<b>Pool Private YN</b>		N	0	N	0
<b>Association Fee</b>		0	0	0	0
<b>Stories Total</b>		1	0	1	0
<b>Upgrades</b>			0		0
			0		0

### Remarks:

Perfect starter home for a first time buyer! This is a two bedroom, one bathroom with an additional room. A ton of potential. Priced to sell fast!

Price  
Total Adjustments  
Adjusted Price

\$425,000  
\$24,890  
\$449,890

\$450,000  
\$10,845  
\$460,845





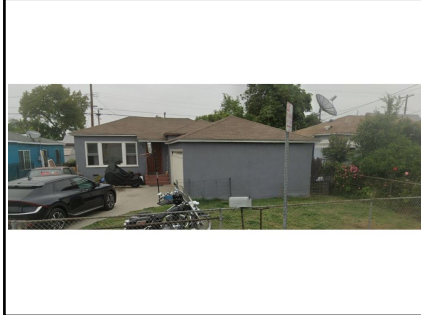
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<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
2033 Oris St		2128 Piru ST		2101 Lucien ST	
<b>MLS#</b>		23247589		DW22117673	
<b>Status</b>		Pending		Closed	
<b>Area</b>		RN - Compton N of Rosecrans	0.00	699 - Not Defined	0.00
<b>List Price</b>		\$520,000		\$459,900	
<b>Sold Price</b>		\$0.00		\$470,000	
<b>List Date</b>		03/08/2023		05/31/2022	
<b>Sold Date</b>				12/13/2022	
<b>DOM</b>		64		109	
<b>Beds</b>	2	2	0	2	0
<b>Baths</b>	1	2	-10,000	1	0
<b>Style</b>		Spanish	0		0
<b>Sqft</b>	862	799	7,875	720	17,750
<b>Lot Sqft</b>	5015	2,543	12,360	3,266	8,745
<b>Lot Dim</b>			0.00		0.00
<b>Acres</b>		0.05	0	0.08	0
<b>Grg Stls</b>			0		0
<b>Prk Char</b>		Driveway	0		0
<b>Age</b>	1952	1924	0	1953	0
<b>Interior</b>			0.00		0.00
<b>Appliances</b>		Dishwasher, Disposal, Microw:	0.00		0.00
<b># FP</b>		None	0	None	0
<b>Roof</b>			0.00		0.00
<b>Pool Private YN</b>		N	0	N	0
<b>Association Fee</b>			0	0	0
<b>Stories Total</b>		1	0	1	0
<b>Upgrades</b>			0		0
			0		0

### Remarks:

Come view This Compton Gem!!! Located in East Compton California. This Home Has 2 Highly Sought After Master Bedrooms That You Just Have To See. Laminate Wood Flooring Throughout. Blinds on Windows And Security Bars On Outside Of Home. Great Kitchen With Double Stainless-Steel Sink And Stainless Steel Exhaust Hood. Plenty of Cabinets Space. Laundry Area, Dog Run And Nice Size Backyard For Entertaining Family And Friends.

Corner house completely remodeled with 2 bedroom 1 full bath home, it has new kitchen, new bathroom, new floors, new windows, new water heater, new roof. There is a patio on on the side of the house. There is an entrance to the back yard and the back yard has cement. Since this is a corner house, entrance for parking is from both streets on the front of the house and in the back yard. This home is perfect for first time buyers, the house is ready to move in. Close to the 105 Freeway and close to Martin Luther King

Price  
Total Adjustments  
Adjusted Price

\$520,000  
\$10,235  
\$530,235

\$470,000  
\$26,495  
\$496,495





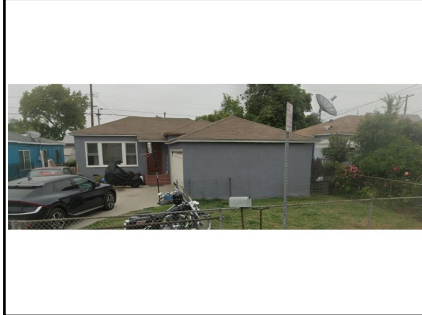
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2033 Oris St		2124 Oris ST		2056 Piru ST	
<b>MLS#</b>		DW23060266		DW22228146	
<b>Status</b>		Closed		Closed	
<b>Area</b>		RN - Compton N of Rosecrans	0.00	RN - Compton N of Rosecrans	0.00
<b>List Price</b>		\$399,999		\$419,900	
<b>Sold Price</b>	\$0.00	\$382,000		\$420,000	
<b>List Date</b>		04/11/2023		10/23/2022	
<b>Sold Date</b>		04/28/2023		01/26/2023	
<b>DOM</b>		2		67	
<b>Beds</b>	2	3	-10,000	2	0
<b>Baths</b>	1	1	0	1	0
<b>Style</b>			0		0
<b>Sqft</b>	862	933	-8,875	722	17,500
<b>Lot Sqft</b>	5015	5,331	-1,580	2,496	12,595
<b>Lot Dim</b>			0.00		0.00
<b>Acres</b>		0.12	0	0.06	0
<b>Grg Stls</b>		Yes	0		0
<b>Prk Char</b>			0		0
<b>Age</b>	1952	1953	0	1954	0
<b>Interior</b>			0.00		0.00
<b>Appliances</b>			0.00		0.00
<b># FP</b>		None	0	None	0
<b>Roof</b>			0.00		0.00
<b>Pool Private YN</b>		N	0	N	0
<b>Association Fee</b>		0	0	0	0
<b>Stories Total</b>		1	0	1	0
<b>Upgrades</b>			0		0
			0		0

### Remarks:

CASH OR HARD MONEY LOAN BASED ON CONDITION...BRING YOUR OFFER ...This 3 bedroom 1 bath home is in UNINCORPORATED Compton (NOT CITY OF COMPTON) . Great investment opportunity for those looking to renovate and BUILD SOME INSTANT EQUITY. In need of MAJOR WORK..., it's an opportunity to create a dream home. The potential is vast, and with some effort and investment, you can transform this house into a beautiful and comfortable home that

Welcome to this wonderful move in ready 2 Bedroom 1 Bathroom home . This home features laminate wood floor throughout the living room , Recessed lighting and Granite Counter Tops. Ample sized backyard perfect for family gatherings , BBQs and much more. Property will have new interior paint job by next week

Price  
Total Adjustments  
Adjusted Price

**\$382,000**  
**\$-20,455**  
**\$361,545**

**\$420,000**  
**\$30,095**  
**\$450,095**





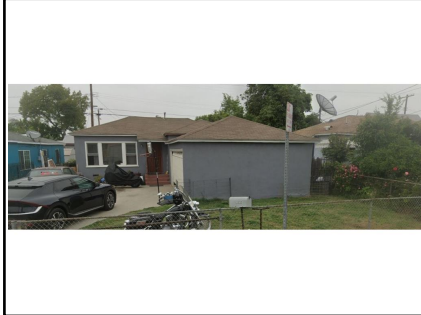
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Compton, 90222

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<u>Subject Property</u>		<u>Details</u>		<u>Adjust</u>	<u>Details</u>		<u>Adjust</u>
2033 Oris St		2124 Nord ST			2021 Nord ST		
<b>MLS#</b>		IG22071616			PW23020391		
<b>Status</b>		Closed			Closed		
<b>Area</b>		RN - Compton N of Rosecrans		0.00	RN - Compton N of Rosecrans		0.00
<b>List Price</b>		\$469,000			\$522,000		
<b>Sold Price</b>	\$0.00	\$420,000			\$522,000		
<b>List Date</b>		04/07/2022			02/07/2023		
<b>Sold Date</b>		02/22/2023			03/31/2023		
<b>DOM</b>		107			9		
<b>Beds</b>	2	2		0	3		-10,000
<b>Baths</b>	1	2		-10,000	1		0
<b>Style</b>				0			0
<b>Sqft</b>	862	809		6,625	912		-6,250
<b>Lot Sqft</b>	5015	2,470		12,725	2,481		12,670
<b>Lot Dim</b>				0.00			0.00
<b>Acres</b>		0.06		0	0.06		0
<b>Grg Stls</b>				0			0
<b>Prk Char</b>		Driveway		0			0
<b>Age</b>	1952	1963		0	1958		0
<b>Interior</b>				0.00			0.00
<b>Appliances</b>				0.00			0.00
<b># FP</b>		None		0	None		0
<b>Roof</b>				0.00			0.00
<b>Pool Private YN</b>		N		0	N		0
<b>Association Fee</b>		0		0	0		0
<b>Stories Total</b>		1		0	1		0
<b>Upgrades</b>				0			0
				0			0

### Remarks:

Great starter home. Two bedrooms with 2 bathrooms, upgraded kitchen with granite countertops, all new tile flooring throughout the home. Gated driveway parking for extra security. Home has a back shed very well built as an extra bedroom. Located close to fwy's, shopping centers and schools.

Time for a new family to make memories! First time on the market in over 60 years. This single story 3 bedrooms 1 bathroom home is located in Rosewood area of Compton. As you enter the spacious living room you will find hardwood floors and plenty of natural lighting. A thoughtfully designed well-maintained kitchen, that comprises of custom cabinets and flooring. The bonus room is perfect for bonding with love ones or a home office. There's plenty of room to roam in the charming backyard. A quiet haven where you

Price  
Total Adjustments  
Adjusted Price

\$420,000  
\$9,350  
\$429,350

\$522,000  
\$-3,580  
\$518,420







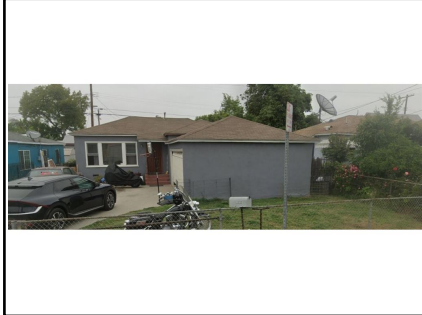
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2033 Oris St		13327 Oleander AV		928 136th ST	
<b>MLS#</b>		TR22231436		DW22204974	
<b>Status</b>		Closed		Closed	
<b>Area</b>		RN - Compton N of Rosecrans	0.00	RN - Compton N of Rosecrans	0.00
<b>List Price</b>		\$549,900		\$589,900	
<b>Sold Price</b>	\$0.00	\$525,000		\$585,000	
<b>List Date</b>		10/28/2022		09/19/2022	
<b>Sold Date</b>		12/22/2022		01/13/2023	
<b>DOM</b>		29		109	
<b>Beds</b>	2	2	0	2	0
<b>Baths</b>	1	1	0	1	0
<b>Style</b>			0		0
<b>Sqft</b>	862	852	1,250	772	11,250
<b>Lot Sqft</b>	5015	4,791	1,120	6,001	-4,930
<b>Lot Dim</b>			0.00		0.00
<b>Acres</b>		0.11	0	0.14	0
<b>Grg Stls</b>		Yes	0	Yes	0
<b>Prk Char</b>			0		0
<b>Age</b>	1952	1947	0	1948	0
<b>Interior</b>			0.00		0.00
<b>Appliances</b>		None	0.00		0.00
<b># FP</b>		None	0	None	0
<b>Roof</b>			0.00		0.00
<b>Pool Private YN</b>		N	0	N	0
<b>Association Fee</b>		0	0	0	0
<b>Stories Total</b>		1	0	1	0
<b>Upgrades</b>			0		0
			0		0

### Remarks:

Sharp and newly remodeled 2 bd/1 ba single family residence located on a prime corner lot in Rosewood, Unincorporated Area of Los Angeles. Gated entrance, terrific curb appeal, spacious living/dining room combo, light bright kitchen w/granite counters and large pantry. Both bedrooms offer ample living/closet space. Custom tilework in bathroom. Beautiful wood-like flooring thru out, recessed lights, custom hardware. Newer roof. Large backyard w/ two car garage and the ability to park work /recreational vehicles in

Beautiful home located in Compton. Home features 2 large bedrooms, 1 Bath, has many upgrades newer floors and kitchen cabinets. Property is well kept inside and out, features plenty space for parking and back yard entertainment. It's a must see.

Price  
Total Adjustments  
Adjusted Price

\$525,000  
\$2,370  
\$527,370

\$585,000  
\$6,320  
\$591,320





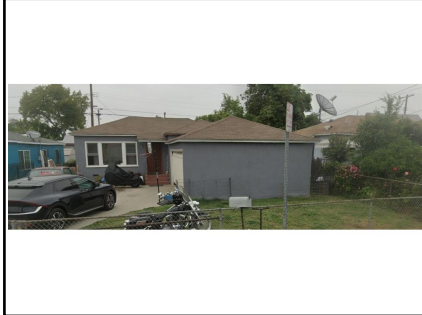
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### Subject Property

2033 Oris St

**MLS#**

**Status**

**Area**

**List Price**

**Sold Price** \$0.00

**List Date**

**Sold Date**

**DOM**

**Beds** 2

**Baths** 1

**Style**

**Sqft** 862

**Lot Sqft** 5015

**Lot Dim**

**Acres**

**Grg Stls**

**Prk Char**

**Age** 1952

**Interior**

**Appliances**

**# FP**

**Roof**

**Pool Private YN**

**Association Fee**

**Stories Total**

**Upgrades**

### Details

830 Maple ST

RS22239313

Closed

RP - Compton S of Rosecrans

\$475,000

\$495,000

11/10/2022

03/17/2023

82

2

2

0

-10,000

0

-11,250

12,585

0.00

0

0

0

0

0

0

0

0

0

0

0

0

### Adjust

0.00

0

-10,000

0

-11,250

12,585

0.00

0

0

0

0

0.00

0.00

0

0.00

0

0

0

0

0

0

### Remarks:

AMAZINGLY REMODELED ~ 2 Bed 2 Bath + 1 Car Attached Garage ~ 952 Sqft . Buy Now, Refinance Later !! This property has a Modern touch . Remodeled in 2022 , the upgrades are Endless: Fully Remodeled Kitchen with a 6ft island, Contemporary Bathrooms with Bluetooth Speakers , New Plumbing, Recessed lights, Toiles, Vanities New Paint Interior + Exterior , Electrical outlets , New Windows , New Landscaping . New 12MM Laminate Flooring . Classic White shaker cabinets . BRAND NEW Mini

**Price**  
**Total Adjustments**  
**Adjusted Price**

**\$495,000**  
**\$-8,665**  
**\$486,335**



# Comparative Market Analysis

2033 Oris St  
Compton, 90222

Thursday, May 18, 2023

## Active Under Contract Properties



<b>Addr:</b>	2012 E Lucien ST , Compton	<b>MLS #:</b>	22186177
<b>Area:</b>	RN - Compton N of Rosecrans, E of Central	<b>Apx SF:</b>	898
<b>OP:</b>	\$515,000	<b>\$/SF:</b>	\$490
<b>LP:</b>	\$440,000	<b>LotSF:</b>	2,443
<b>LD:</b>	10/26/2022	<b>DOM:</b>	190
<b>Beds:</b>	3	<b>Bath:</b>	1
<b>YBlt:</b>	1950	<b>Prk:</b>	Driveway
<b>Elem:</b>		<b>Mid:</b>	

**Property Description:** Back On Market... Subject To Cancellation Of Current Escrow... Property Being Sold "As Is"... Seller Will Not Assist With Any Repairs Or Credits... Property Is In Probate With Limited Authority... Also In Foreclosure... Submit All Offers 'Subject To Inspection"... New Windows... Solar Panels Installed In 2015 Via The La County Hero Program... Contact La 1 For Further Details... Do Not Walk Property...



<b>Addr:</b>	444 W Spruce ST , Compton	<b>MLS #:</b>	DW23026340
<b>Area:</b>	RP - Compton S of Rosecrans, E of Central,W o	<b>Apx SF:</b>	952
<b>OP:</b>	\$499,000	<b>\$/SF:</b>	\$499
<b>LP:</b>	\$475,000	<b>LotSF:</b>	2,497
<b>LD:</b>	02/15/2023	<b>DOM:</b>	92
<b>Beds:</b>	3	<b>Bath:</b>	1
<b>YBlt:</b>	1956	<b>Prk:</b>	Driveway
<b>Elem:</b>		<b>Mid:</b>	Compton

**Property Description:** Charming Single Family Residence. This Well Maintained Home Features 3 Bedrooms, 1 Bath, Laundry Room, Ceramic Tile Floors, And Nice Patio. Close To School, Shopping, And Transportation.

# Comparative Market Analysis

2033 Oris St  
Compton, 90222

Thursday, May 18, 2023

## Pending Properties



**Addr:** 2202 E Stockwell ST , Compton  
**Area:** 699 - Not Defined  
**OP:** \$499,000  
**LP:** \$499,000  
**LD:** 04/26/2023  
**Beds:** 3  
**YBlt:** 1953  
**Elem:**

**SP:**  
**SD:**  
**Bath:** 1  
**Prk:** None  
**Mid:**

**MLS #:** PW23069486  
**Apx SF:** 893  
**\$/SF:** \$559  
**LotSF:** 2,215  
**DOM:** 6  
**High:**

**Property Description:** Welcome To This Lovely Home In Compton. No City Inspection On This House Since It Is Under La County. This Home Has 3 Beautiful Bedrooms With Ample Closet Space. There Are Laminate Floors Throughout The Bedrooms And Living Room With Tile Floors In The Kitchen. The Updated Kitchen Has Plenty Of Space For All Your Needs. The Updated Bathroom Has Subway Tile With Glass Accents. Each Room Has Its Own Cooling And Heating Units. The Washer And Dryer Are Located Off Of The Back Door. There Is A Storage Shed For All Your Home Maintenance Needs. The Cozy Back Yard Is Perfect For Your Family Gatherings. Come See What This Lovely Home As To Offer.



**Addr:** 832 W 134th PL , Compton  
**Area:** 699 - Not Defined  
**OP:** \$599,998  
**LP:** \$599,998  
**LD:** 04/25/2023  
**Beds:** 2  
**YBlt:** 1926  
**Elem:**

**SP:**  
**SD:**  
**Bath:** 2  
**Prk:**  
**Mid:**

**MLS #:** DW23069513  
**Apx SF:** 946  
**\$/SF:** \$634  
**LotSF:** 5,781  
**DOM:** 10  
**High:**

**Property Description:** Looking For A Beautiful And Affordable Home In Compton, California? Look No Further Than 832 W 134Th Pl, A Stunning Single-Story Residence That Boasts Style, Comfort, And Convenience.

This Charming 2-Bedroom, 2-Bathroom Home Features An Open-Concept Floor Plan That Maximizes Space And Light, With Large Windows That Let In Plenty Of Natural Light. The Living Area Is Spacious And Welcoming.

The Kitchen Is Fully Equipped With Stainless Steel Appliances, And Plenty Of Counter Space, The Adjoining Dining Area Is Perfect For Family Meals Or Entertaining Guests.

Outside, The Backyard Is A Private Oasis, Perfect For Relaxing And Enjoying The California Sunshine. The Patio Is Perfect For Al Fresco Dining Or Hosting Outdoor Gatherings, And The Large Grassy Area Is Perfect For Pets Or Kids To Play.

Located In A Quiet And Friendly Neighborhood, This Home Is Close To Schools, Parks, Shopping, And Dining. Don'T Miss Your Chance To Make This Beautiful Home Your Own!



# Comparative Market Analysis

2033 Oris St  
Compton, 90222

Thursday, May 18, 2023

## Pending Properties



<b>Addr:</b>	2111 E Knopf ST , Compton	<b>MLS #:</b>	DW23064594
<b>Area:</b>	RN - Compton N of Rosecrans, E of Central		
<b>OP:</b>	\$425,000		
<b>LP:</b>	\$425,000	<b>SP:</b>	<b>Apx SF:</b> 716
<b>LD:</b>	04/17/2023	<b>SD:</b>	<b>\$/SF:</b> \$594
<b>Beds:</b>	2	<b>Bath:</b> 1	<b>LotSF:</b> 3,687
<b>YBlt:</b>	1948	<b>Prk:</b> Driveway, Gated	<b>DOM:</b> 0
<b>Elem:</b>		<b>Mid:</b>	<b>High:</b>

### Property Description:



<b>Addr:</b>	728 W Cressey ST , Compton	<b>MLS #:</b>	CV23057318
<b>Area:</b>	RN - Compton N of Rosecrans, E of Central		
<b>OP:</b>	\$450,000		
<b>LP:</b>	\$450,000	<b>SP:</b>	<b>Apx SF:</b> 876
<b>LD:</b>	04/04/2023	<b>SD:</b>	<b>\$/SF:</b> \$514
<b>Beds:</b>	2	<b>Bath:</b> 1	<b>LotSF:</b> 2,496
<b>YBlt:</b>	1951	<b>Prk:</b>	<b>DOM:</b> 31
<b>Elem:</b>		<b>Mid:</b>	<b>High:</b>

**Property Description:** Perfect Starter Home For A First Time Buyer! This Is A Two Bedroom, One Bathroom With An Additional Room. A Ton Of Potential. Priced To Sell Fast!



<b>Addr:</b>	2128 E Piru ST , Compton	<b>MLS #:</b>	23247589
<b>Area:</b>	RN - Compton N of Rosecrans, E of Central		
<b>OP:</b>	\$520,000		
<b>LP:</b>	\$520,000	<b>SP:</b>	<b>Apx SF:</b> 799
<b>LD:</b>	03/08/2023	<b>SD:</b>	<b>\$/SF:</b> \$651
<b>Beds:</b>	2	<b>Bath:</b> 2	<b>LotSF:</b> 2,543
<b>YBlt:</b>	1924	<b>Prk:</b> Driveway	<b>DOM:</b> 64
<b>Elem:</b>		<b>Mid:</b>	<b>High:</b>

**Property Description:** Come View This Compton Gem!!! Located In East Compton California. This Home Has 2 Highly Sought After Master Bedrooms That You Just Have To See. Laminate Wood Flooring Throughout. Blinds On Windows And Security Bars On Outside Of Home. Great Kitchen With Double Stainless-Steel Sink And Stainless Steel Exhaust Hood. Plenty Of Cabinets Space. Laundry Area, Dog Run And Nice Size Backyard For Entertaining Family And Friends.

# Comparative Market Analysis

2033 Oris St  
Compton, 90222

Thursday, May 18, 2023

## Closed Properties



**Addr:** 2101 E Lucien ST , Compton  
**Area:** 699 - Not Defined  
**OP:** \$549,000  
**LP:** \$459,900  
**LD:** 05/31/2022  
**Beds:** 2  
**YBlt:** 1953  
**Elem:**

**SP:** \$470,000  
**SD:** 12/13/2022  
**Bath:** 1  
**Prk:**  
**Mid:**

**MLS #:** DW22117673  
**ApX SF:** 720  
**\$/SF:** \$653  
**LotSF:** 3,266  
**DOM:** 109  
**High:**

**Property Description:** Corner House Completely Remodeled With 2 Bedroom 1 Full Bath Home, It Has New Kitchen, New Bathroom, New Floors, New Windows, New Water Heater, New Roof. There Is A Patio On On The Side Of The House. There Is An Entrance To The Back Yard And The Back Yard Has Cement. Since This Is A Corner House, Entrance For Parking Is From Both Streets On The Front Of The House And In The Back Yard. This Home Is Perfect For First Time Buyers, The House Is Ready To Move In. Close To The 105 Freeway And Close To Martin Luther King Hospital. Must See To Appreciate!



**Addr:** 2124 E Oris ST , Compton  
**Area:** RN - Compton N of Rosecrans, E of Central  
**OP:** \$399,999  
**LP:** \$399,999  
**LD:** 04/11/2023  
**Beds:** 3  
**YBlt:** 1953  
**Elem:**

**SP:** \$382,000  
**SD:** 04/28/2023  
**Bath:** 1  
**Prk:**  
**Mid:**

**MLS #:** DW23060266  
**ApX SF:** 933  
**\$/SF:** \$409  
**LotSF:** 5,331  
**DOM:** 2  
**High:**

**Property Description:** Cash Or Hard Money Loan Based On Condition....Bring Your Offer ...This 3 Bedroom 1 Bath Home Is In Unincorporated Compton (Not City Of Compton) . Great Investment Opportunity For Those Looking To Renovate And Build Some Instant Equity. In Need Of Major Work..., It'S An Opportunity To Create A Dream Home. The Potential Is Vast, And With Some Effort And Investment, You Can Transform This House Into A Beautiful And Comfortable Home That Someone Will Love For Years To Come. If You'Re Up For The Challenge Of Turning This House Into A Home, It Could Be The Perfect Opportunity For You. Come Check It Out!



**Addr:** 2056 E Piru ST , Compton  
**Area:** RN - Compton N of Rosecrans, E of Central  
**OP:** \$459,900  
**LP:** \$419,900  
**LD:** 10/23/2022  
**Beds:** 2  
**YBlt:** 1954  
**Elem:**

**SP:** \$420,000  
**SD:** 01/26/2023  
**Bath:** 1  
**Prk:**  
**Mid:**

**MLS #:** DW22228146  
**ApX SF:** 722  
**\$/SF:** \$582  
**LotSF:** 2,496  
**DOM:** 67  
**High:**

**Property Description:** Welcome To This Wonderful Move In Ready 2 Bedroom 1 Bathroom Home . This Home Features Laminate Wood Floor Throughout The Living Room , Recessed Lighting And Granite Counter Tops. Ample Sized Backyard Perfect For Family Gatherings , Bbqs And Much More. Property Will Have New Interior Paint Job By Next Week

# Comparative Market Analysis

2033 Oris St  
Compton, 90222

Thursday, May 18, 2023

## Closed Properties



<b>Addr:</b>	2124 E Nord ST , Compton	<b>MLS #:</b>	IG22071616
<b>Area:</b>	RN - Compton N of Rosecrans, E of Central		
<b>OP:</b>	\$507,000		
<b>LP:</b>	\$469,000	<b>SP:</b>	\$420,000
<b>LD:</b>	04/07/2022	<b>SD:</b>	02/22/2023
<b>Beds:</b>	2	<b>Bath:</b>	2
<b>YBlt:</b>	1963	<b>Prk:</b>	Driveway
<b>Elem:</b>		<b>Mid:</b>	
		<b>Apx SF:</b>	809
		<b>\$/SF:</b>	\$519
		<b>LotSF:</b>	2,470
		<b>DOM:</b>	107
		<b>High:</b>	

**Property Description:** Great Starter Home. Two Bedrooms With 2 Bathrooms, Upgraded Kitchen With Granite Countertops, All New Tile Flooring Throughout The Home. Gated Driveway Parking For Extra Security. Home Has A Back Shed Very Well Built As An Extra Bedroom. Located Close To Fwy'S, Shopping Centers And Schools.



<b>Addr:</b>	2021 E Nord ST , Compton	<b>MLS #:</b>	PW23020391
<b>Area:</b>	RN - Compton N of Rosecrans, E of Central		
<b>OP:</b>	\$510,000		
<b>LP:</b>	\$522,000	<b>SP:</b>	\$522,000
<b>LD:</b>	02/07/2023	<b>SD:</b>	03/31/2023
<b>Beds:</b>	3	<b>Bath:</b>	1
<b>YBlt:</b>	1958	<b>Prk:</b>	
<b>Elem:</b>		<b>Mid:</b>	
		<b>Apx SF:</b>	912
		<b>\$/SF:</b>	\$572
		<b>LotSF:</b>	2,481
		<b>DOM:</b>	9
		<b>High:</b>	

**Property Description:** Time For A New Family To Make Memories! First Time On The Market In Over 60 Years. This Single Story 3 Bedrooms 1 Bathroom Home Is Located In Rosewood Area Of Compton. As You Enter The Spacious Living Room You Will Find Hardwood Floors And Plenty Of Natural Lighting. A Thoughtfully Designed Well-Maintained Kitchen, That Comprises Of Custom Cabinets And Flooring. The Bonus Room Is Perfect For Bonding With Love Ones Or A Home Office. There'S Plenty Of Room To Roam In The Charming Backyard. A Quiet Haven Where You Can Really Relax. Located In Close Proximity To Shops, Major Freeways, Schools & Parks.



<b>Addr:</b>	13327 S Oleander AV , Compton	<b>MLS #:</b>	TR22231436
<b>Area:</b>	RN - Compton N of Rosecrans, E of Central		
<b>OP:</b>	\$549,900		
<b>LP:</b>	\$549,900	<b>SP:</b>	\$525,000
<b>LD:</b>	10/28/2022	<b>SD:</b>	12/22/2022
<b>Beds:</b>	2	<b>Bath:</b>	1
<b>YBlt:</b>	1947	<b>Prk:</b>	
<b>Elem:</b>		<b>Mid:</b>	
		<b>Apx SF:</b>	852
		<b>\$/SF:</b>	\$616
		<b>LotSF:</b>	4,791
		<b>DOM:</b>	29
		<b>High:</b>	

**Property Description:** Sharp And Newly Remodeled 2 Bd/1 Ba Single Family Residence Located On A Prime Corner Lot In Rosewood, Unincorporated Area Of Los Angeles. Gated Entrance, Terrific Curb Appeal, Spacious Living/Dining Room Combo, Light Bright Kitchen W/Granite Counters And Large Pantry. Both Bedrooms Offer Ample Living/Closet Space. Custom Tilework In Bathroom. Beautiful Wood-Like Flooring Thru Out, Recessed Lights, Custom Hardware. Newer Roof. Large Backyard W/ Two Car Garage And The Ability To Park Work /Recreational Vehicles In An Enclosed/Gated Property.



# Comparative Market Analysis

2033 Oris St  
Compton, 90222

Thursday, May 18, 2023

## Closed Properties



**Addr:** 928 W 136th ST , Compton  
**Area:** RN - Compton N of Rosecrans, E of Central  
**MLS #:** DW22204974  
**OP:** \$599,900  
**LP:** \$589,900  
**SP:** \$585,000  
**LD:** 09/19/2022  
**SD:** 01/13/2023  
**Apx SF:** 772  
**Beds:** 2  
**Bath:** 1  
**\$/SF:** \$758  
**YBlt:** 1948  
**Prk:**  
**LotSF:** 6,001  
**DOM:** 109  
**Elem:**  
**Mid:**  
**High:**

**Property Description:** Beautiful Home Located In Compton. Home Features 2 Large Bedrooms , 1 Bath, Has Many Upgrades Newer Floors And Kitchen Cabinets. Property Is Well Kept Inside And Out, Features Plenty Space For Parking And Back Yard Entertainment. It'S A Must See.



**Addr:** 830 W Maple ST , Compton  
**Area:** RP - Compton S of Rosecrans, E of Central,W o  
**MLS #:** RS22239313  
**OP:** \$499,000  
**LP:** \$475,000  
**SP:** \$495,000  
**LD:** 11/10/2022  
**SD:** 03/17/2023  
**Apx SF:** 952  
**Beds:** 2  
**Bath:** 2  
**\$/SF:** \$520  
**YBlt:** 1955  
**Prk:**  
**LotSF:** 2,498  
**DOM:** 82  
**Elem:**  
**Mid:**  
**High:**

**Property Description:** Amazingly Remodeled ~ 2 Bed 2 Bath + 1 Car Attached Garage ~ 952 Sqft . Buy Now, Refinance Later !! This Property Has A Modern Touch . Remodeled In 2022 , The Upgrades Are Endless: Fully Remodeled Kitchen With A 6Ft Island, Contemporary Bathrooms With Bluetooth Speakers , New Plumbing, Recessed Lights, Toiles, Vanities New Paint Interior + Exterior , Electrical Outlets , New Windows , New Landscaping . New 12Mm Laminate Flooring . Classic White Shaker Cabinets . Brand New Mini Split System Etc. Perfect Starter Home , You Can'T Go Wrong. The Backyard Is Water Resistant & Low Maintenance ! The House Offers Trees For Shade And Privacy. The Amazing Avocado Tree Produces Quality Avocados. Conveniently Located ... Walking Distance To Schools, Shopping Centers Etc. Very Quick Freeway Access 91/105/110 . This Home Just Won'T Last On The Market At This Price . Submit Your Offer Before It'S Gone





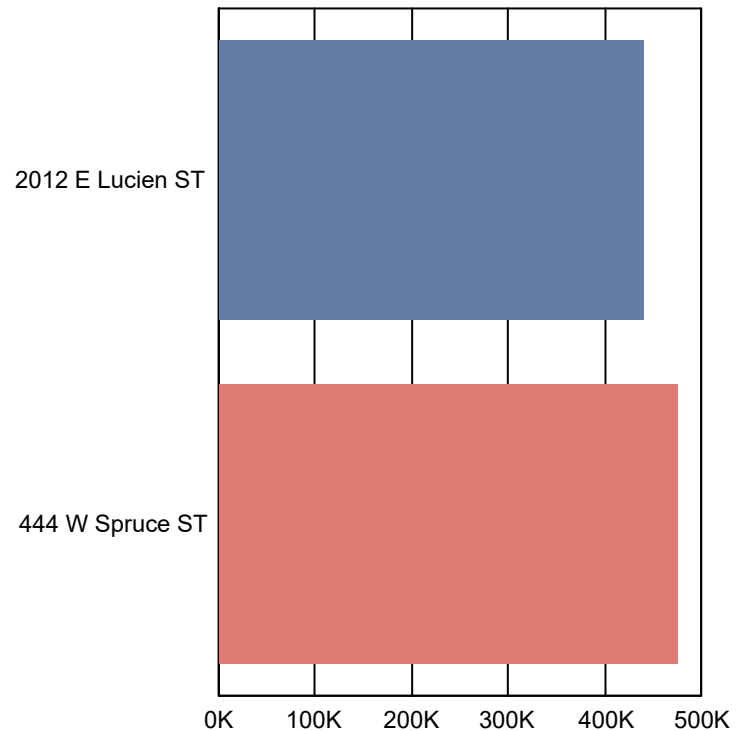
# Comparative Market Analysis

2033 Oris St  
Compton, 90222

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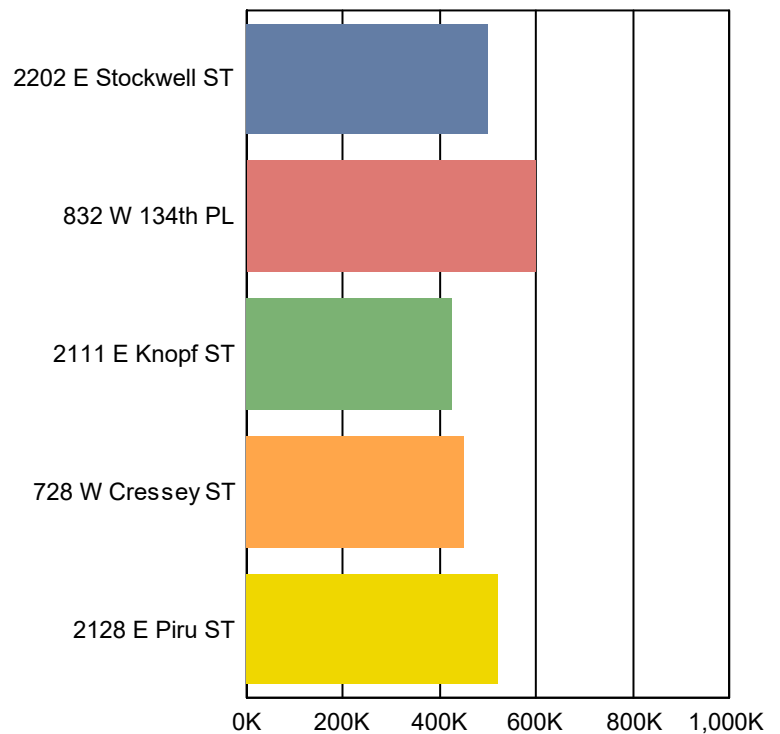
## Active Under Contract Properties

# of Listings	<b>2</b>
Lowest Price	<b>\$440,000</b>
Highest Price	<b>\$475,000</b>
Average Price	<b>\$457,500</b>
Avg Price/SqFt	<b>\$494.47</b>
Avg DOM	<b>141</b>



## Pending Properties

# of Listings	<b>5</b>
Lowest Price	<b>\$425,000</b>
Highest Price	<b>\$599,998</b>
Average Price	<b>\$498,800</b>
Avg Price/SqFt	<b>\$590.23</b>
Avg DOM	<b>22</b>





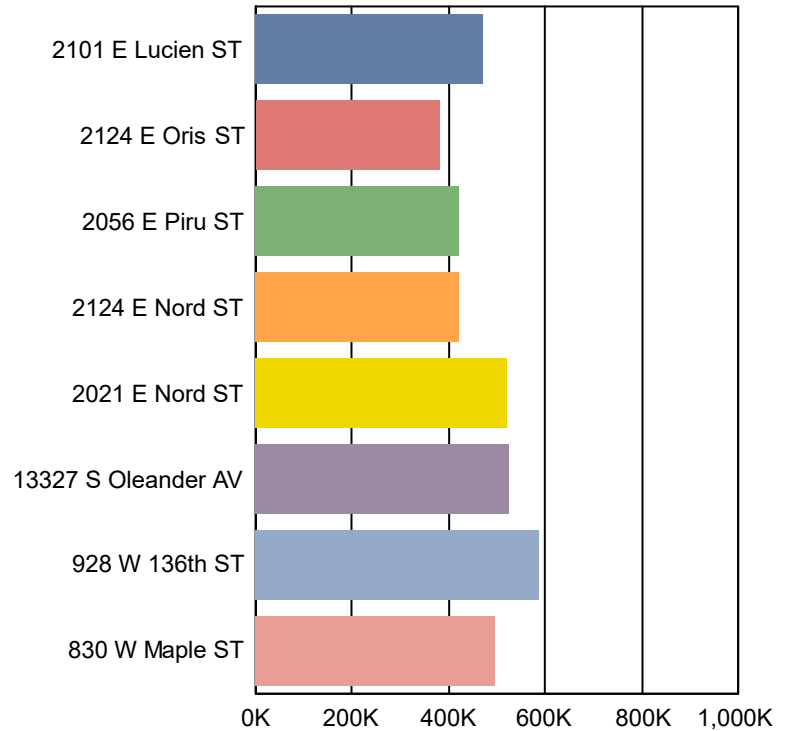
# Comparative Market Analysis

2033 Oris St  
Compton, 90222

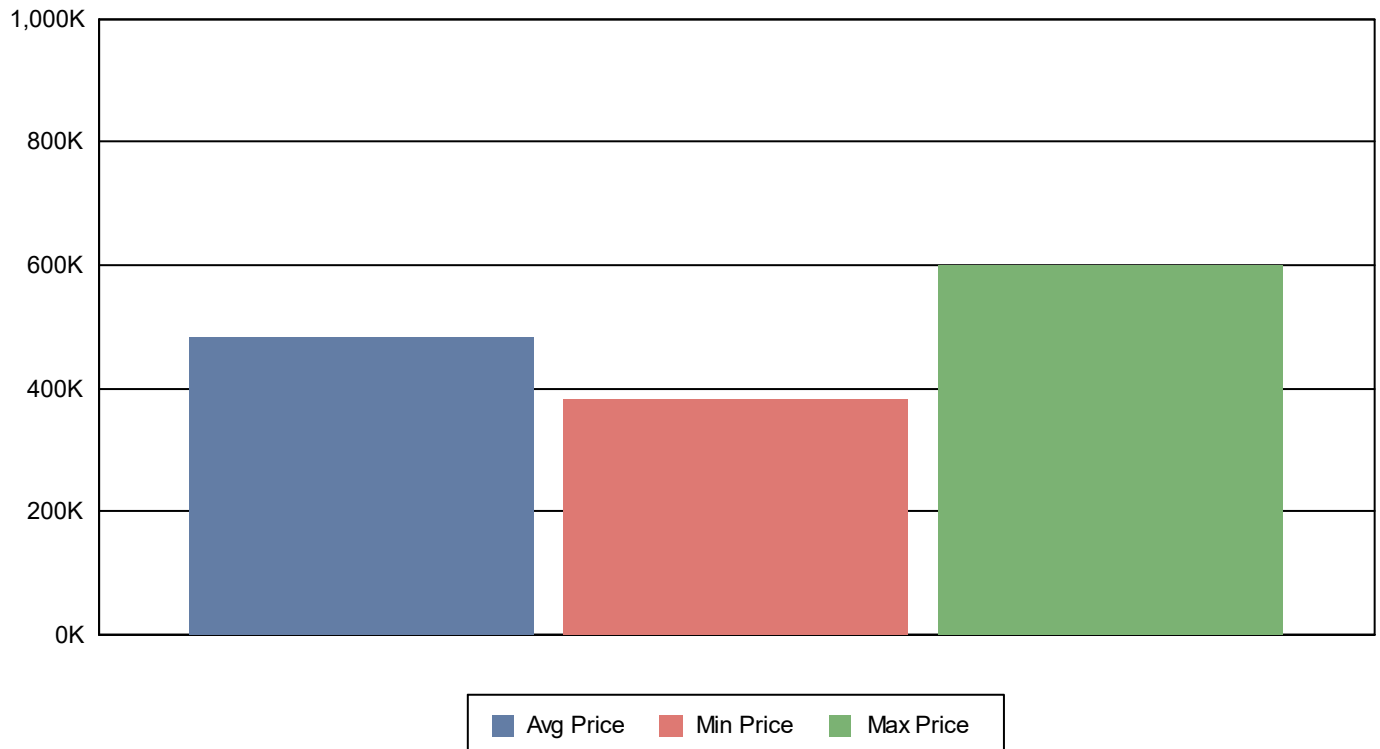
Thursday, May 18, 2023

## Closed Properties

# of Listings	<b>8</b>
Lowest Price	<b>\$382,000</b>
Highest Price	<b>\$585,000</b>
Average Price	<b>\$477,375</b>
Avg Price/SqFt	<b>\$578.67</b>
Avg DOM	<b>64</b>



## Summary Graph/Analysis



# Comparative Market Analysis

2033 Oris St  
Compton, 90222

Thursday, May 18, 2023

## Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Active Under Contract	\$440,000	\$475,000	\$457,500	\$494.47
Pending	\$425,000	\$599,998	\$498,800	\$590.23
Closed	\$382,000	\$585,000	\$477,375	\$578.67
<b>Totals / Averages</b>	<b>\$382,000</b>	<b>\$599,998</b>	<b>\$481,867</b>	<b>\$571.30</b>

## Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
2101 E Lucien St	\$459,900	\$470,000	109	%2.20	\$652.78
2124 E Oris St	\$399,999	\$382,000	2	-%4.50	\$409.43
2056 E Piru St	\$419,900	\$420,000	67	%0.02	\$581.72
2124 E Nord St	\$469,000	\$420,000	107	-%10.45	\$519.16
2021 E Nord St	\$522,000	\$522,000	9	%0.00	\$572.37
13327 S Oleander Av	\$549,900	\$525,000	29	-%4.53	\$616.20
928 W 136Th St	\$589,900	\$585,000	109	-%0.83	\$757.77
830 W Maple St	\$475,000	\$495,000	82	%4.21	\$519.96
<b>Total Averages</b>	<b>\$485,700</b>	<b>\$477,375</b>	<b>64</b>	<b>%-1.73</b>	<b>\$578.67</b>

**Note: Selected properties without SQFT values are not included in the "Average per Sqft" calculations**

## Property Summary

S	Street Address	Bd	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
B	2012 E Lucien St	3	1	898	1950	\$440,000			190
B	444 W Spruce St	3	1	952	1956	\$475,000			92
P	2202 E Stockwell St	3	1	893	1953	\$499,000			6
P	832 W 134Th Pl	2	2	946	1926	\$599,998			10
P	2111 E Knopf St	2	1	716	1948	\$425,000			0
P	728 W Cressey St	2	1	876	1951	\$450,000			31
P	2128 E Piru St	2	2	799	1924	\$520,000			64
S	2101 E Lucien St	2	1	720	1953	\$459,900	\$470,000	12/13/2022	109
S	2124 E Oris St	3	1	933	1953	\$399,999	\$382,000	04/28/2023	2
S	2056 E Piru St	2	1	722	1954	\$419,900	\$420,000	01/26/2023	67
S	2124 E Nord St	2	2	809	1963	\$469,000	\$420,000	02/22/2023	107
S	2021 E Nord St	3	1	912	1958	\$522,000	\$522,000	03/31/2023	9
S	13327 S Oleander Av	2	1	852	1947	\$549,900	\$525,000	12/22/2022	29
S	928 W 136Th St	2	1	772	1948	\$589,900	\$585,000	01/13/2023	109
S	830 W Maple St	2	2	952	1955	\$475,000	\$495,000	03/17/2023	82



## The Importance of Pricing

This chart highlights the importance of pricing correctly at market value.



This graph illustrates the importance of pricing correctly. The centerline represents market value. As you move above this market value, you attract much smaller percentage of prospective buyers, greatly reducing your chances of a sale. Conversely, as you move below market value, you attract a much larger percentage of potential buyers.

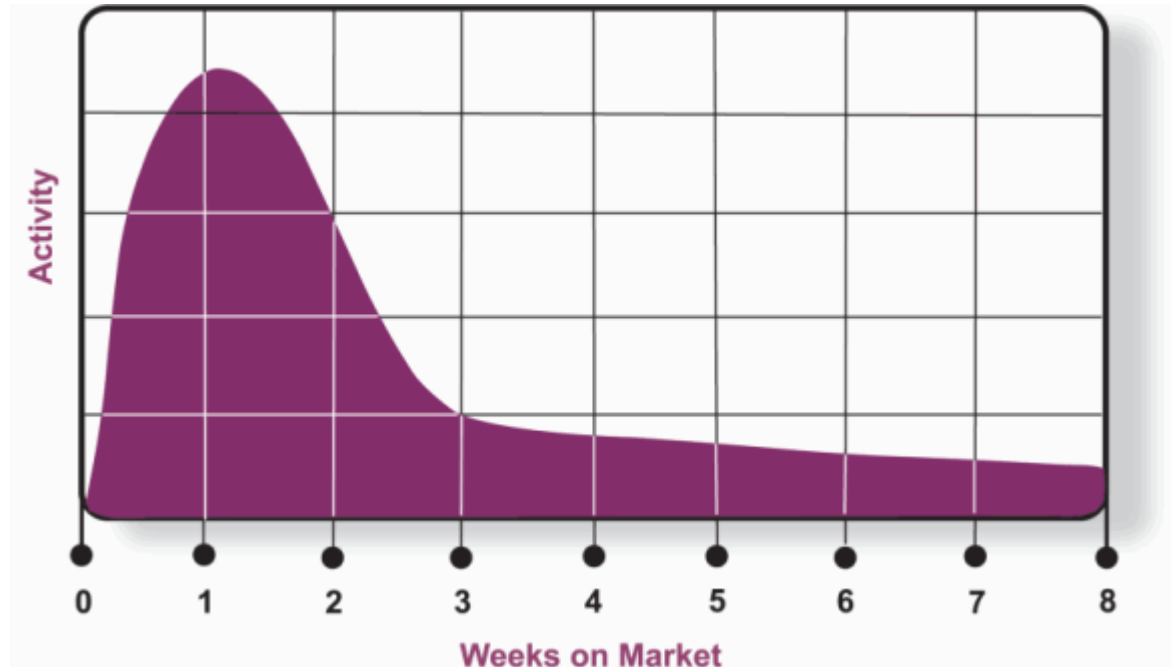






## Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



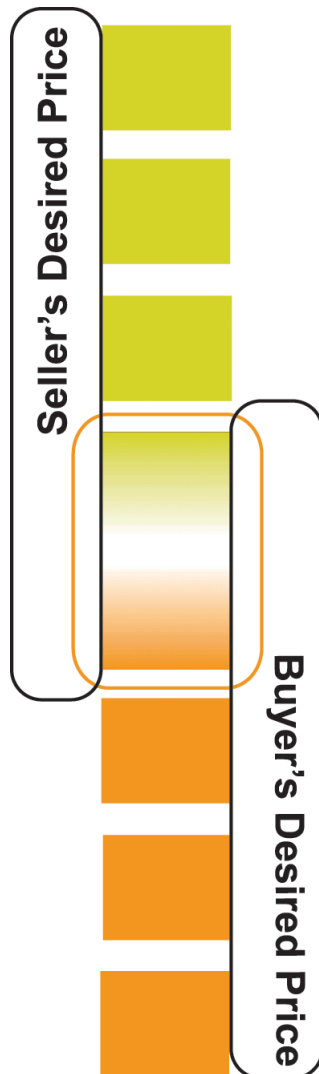
This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.





## Setting the Price

This chart highlights the importance of pricing correctly at market value.



When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

### Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

### Look at the competition

Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.





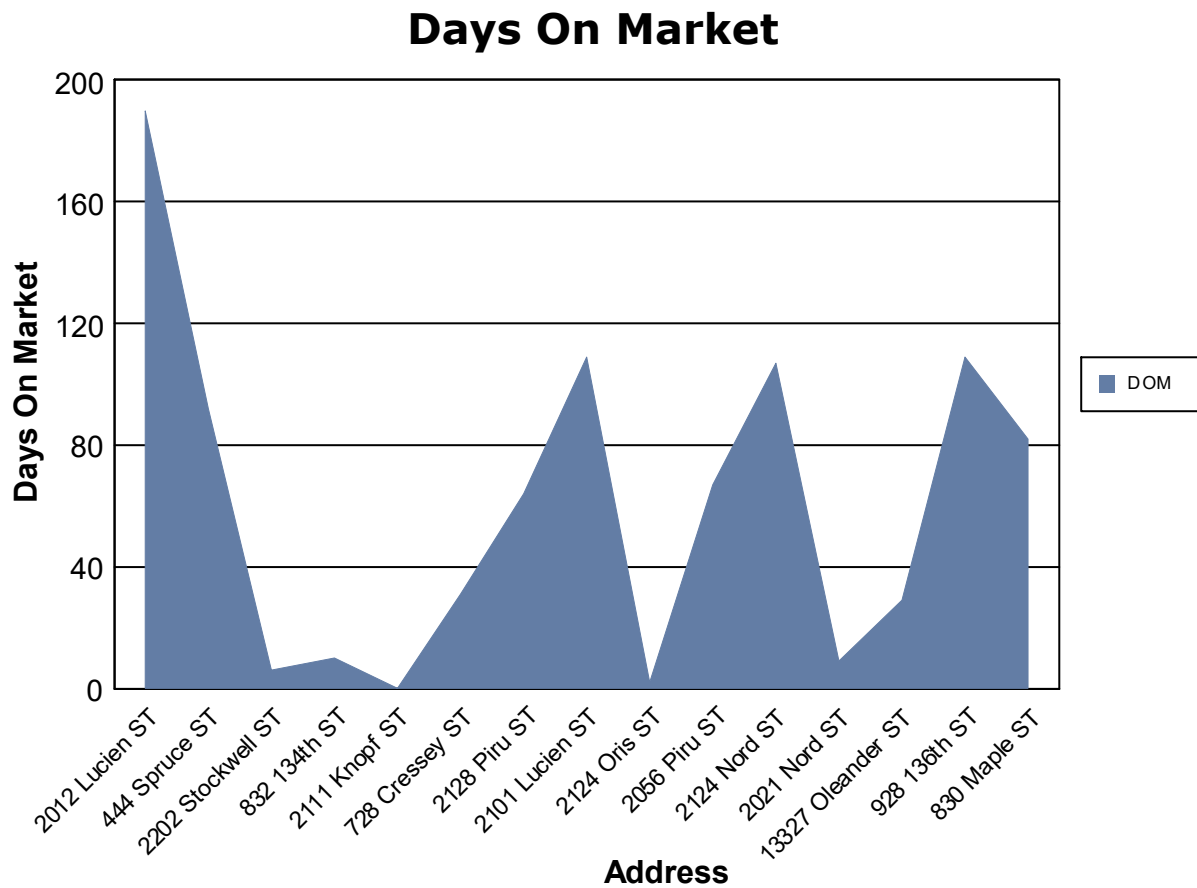
# Comparative Market Analysis

2033 Oris St  
Compton, 90222

Thursday, May 18, 2023

## Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.





## Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

**Based on the comparables, the range is \$485,000-\$520,000 depending on the current condition. Other factors that can influence the pricing would be a new roof, kitchen, and or flooring throughout the home.**

When reviewing the CMA, please note that the sales price is highly weighted on the SOLD homes, and lightly weighted on the Active/Pending properties.





## What it Takes to Show

This page describes what it takes to show your property.

### Scheduling the Showing

Coordination is the key. Before showing or previewing your property, all sales associates from our firm or a cooperating broker will contact you to schedule an appointment. You will then be notified of the timing, and, if it's acceptable, the appointment will be confirmed. If you can't be reached, the showing will proceed on the understanding that you wouldn't want to miss any chances for interested buyers to view your property.

### Timing

Ordinarily, you'll get plenty of notice about an appointment request. Some buyers, however, may ask to see your property as soon as possible. In such cases, a showing could take place within an hour or so. If a buyer requests a change to the timing of a scheduled showing, you'll be given as much notice as possible.

### Special Instructions

Any special instructions you may have given to your listing agent, such as information on pets, parking or security, will be listed in your property file and thoroughly explained to the sales associate who requested the showing.

### The Showing

If you're not on hand during a showing, the sales associate will use the property's lock box to enter. If you're available, sales associates will introduce themselves and give you a business card.

### Privacy

The fewer people around during a showing, the better. It's also a good rule to let the buyer roam freely and discuss the property with the sales associate without interruption. A properly briefed sales associate will know the buyer's needs and will be able to point out the features that meet the requirements.

### Contact Information

If you're not going to be available to approve an appointment request, it's important to notify your sales associate. By leaving a telephone number where you can be contacted, you can be notified immediately about an offer.

### Previews

Occasionally, sales associates may schedule an appointment to view your property without a buyer. By familiarizing themselves with what's on the market, they will be an excellent position to alert a buyer to a property that fits the bill.

### Unscheduled Appointments

Ask any people who show up to view your property without an appointment to telephone the listing agent to request a showing. Even if the person identifies himself or herself as a licensed sales associate, an appointment request must be made first through your listing agent.





## My Guarantee to You

This page is my personal guarantee to you.

### A guarantee you can count on

I'm so committed to meeting your sales objectives in a professional and pleasing manner, that I am willing to put our guarantee in writing.

#### My Performance Guarantee

I will develop a Property Marketing Plan that clearly spells out the methods I will use to promote your property to the widest-possible audience.

If I don't act according to the agreed activities in the Plan, you may:

- Advise me that you aren't satisfied and ask for a revision of the Plan
- or
- Cancel the Listing Agreement

Your complete satisfaction is my foremost concern.

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Date

