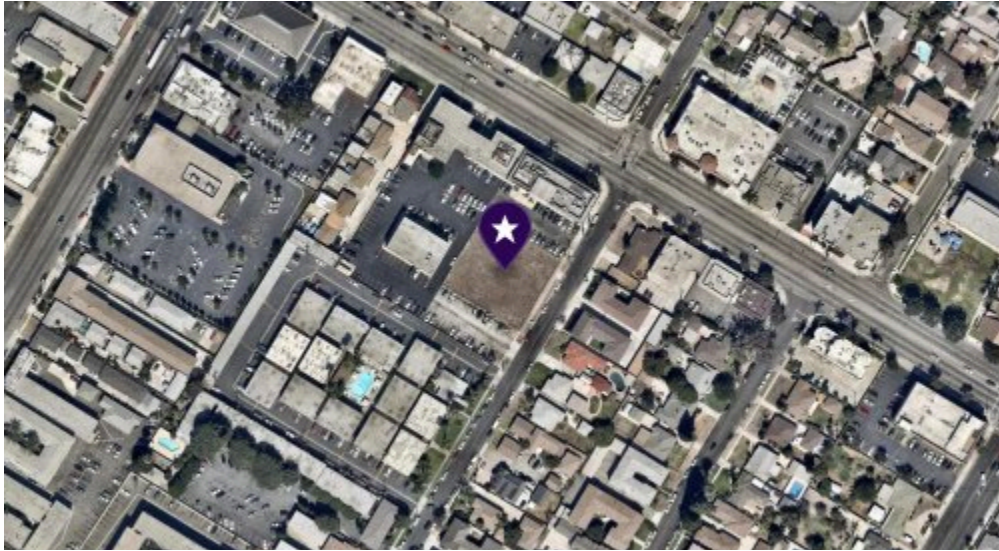


# Quick CMA

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**8050 Florence Avenue, Downey, California  
90240**

**Nicolas Romo**

JUNE 27, 2022



**Nicolas Romo**

Realty Connection Group



June 27, 2022

Dear Nicolas Romo,

We appreciate the opportunity to share this comparable market analysis(CMA) of your home.

In order to inform you about the current real estate sales trends in today's market, we have prepared this report specific to your property. There are several properties on the market today and each has different amenities, sizes, and values. By reviewing this CMA, you will have the information needed to price your home in the appropriate range in today's market.

Home buyers always do a lot of comparison shopping. In today's market, it is especially important to price your home right from the beginning and to get it "show ready". There are homes available in all price ranges, but the homes that are priced right and show well are the ones that bring in qualified buyers.

Your goal should be to sell your home quickly and at a fair market value.

We look forward to helping you on the sale of your home.

Sincerely,

Nicolas Romo

562-373-5120

[RealtyConnectionGroup.com](http://RealtyConnectionGroup.com)



**Nicolas Romo**

Realty Connection Group

Cell: (562) 373-5120

[www.RealtyConnectionGroup.com](http://www.RealtyConnectionGroup.com) | DRE # 01787685

# Contact Me

---



**Nicolas Romo**  
Realty Connection Group



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# What is a CMA

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**No two homes are identical, which is why choosing a sales price or offer price for a home can be challenging. That's where the comparative market analysis, or CMA, is most useful.**

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## What is a CMA?

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data such as type of home, number of bedrooms, number of baths, lot size, neighborhood, property condition and features, and many other factors. The purpose is to show estimated market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.

## How is the CMA created?

CMAs are generated by using property information from your real estate agent's multiple listing service (MLS). The MLS is available to licensed members only, including brokers, salespeople, and appraisers, who pay dues to gain access to the service's public and proprietary data, including tax roll information, sold transactions, and listings input by all cooperating MLS members. Listing agents generate CMAs for their sellers, and buyer's agents create them for their buyers so both sides know what current market conditions are for the homes they're interested in comparing.

## How accurate are CMAs?

The CMA is a here-and-now snapshot of the market, based on the most recent data available, but it can instantly be rendered obsolete by a new listing, or a change of status in a home with the same criteria. Why? The market is constantly changing - new listings, pending sales, closed sales, price reductions, and expired listings.

CMAs can vary widely, depending on the knowledge and skill of the person creating the CMA as well as the number and type of data fields that are chosen. That means some features may not be included.

As informative as the CMA is, it should only be used as a tool and should not substitute for your real estate professional's knowledge and advice.



**Nicolas Romo**

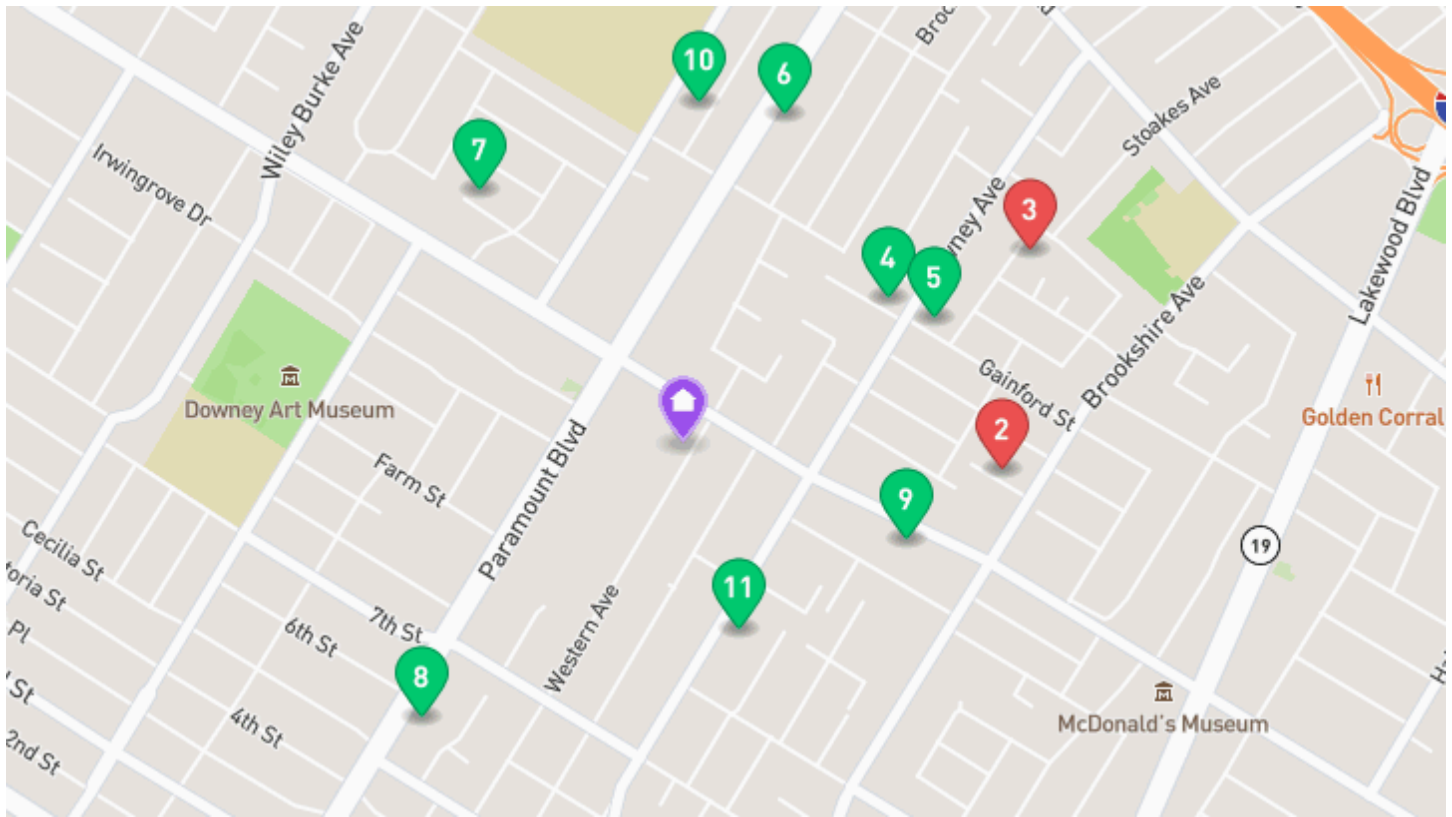
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# Map of Comparable Listings



STATUS: S = CLOSED A = ACTIVE

|          | MLS #          | STATUS                                | ADDRESS                  | BEDS | BATHS | SQFT  | PRICE       |
|----------|----------------|---------------------------------------|--------------------------|------|-------|-------|-------------|
| <b>1</b> | <b>Subject</b> | <span style="color: purple;">🏠</span> | <b>8050 Florence Ave</b> | -    | -     | -     | -           |
| 2        | DW22090656     | <span style="color: red;">S</span>    | 8445 Otto Street         | 3    | 1.00  | 1,416 | \$900,000   |
| 3        | SW22047473     | <span style="color: red;">S</span>    | 9616 Stamps Avenue       | 3    | 3.00  | 2,350 | \$1,200,000 |
| 4        | CV22112274     | <span style="color: green;">A</span>  | 9821 Downey Avenue       | 5    | 4.00  | 3,120 | \$1,299,000 |
| 5        | CV22104182     | <span style="color: green;">A</span>  | 8313 Gainford Street     | 3    | 2.00  | 1,600 | \$925,000   |
| 6        | DW22135097     | <span style="color: green;">A</span>  | 9618 Paramount Boulevard | 4    | 2.00  | 1,446 | \$875,000   |
| 7        | RS22109087     | <span style="color: green;">A</span>  | 7765 Dinsdale Street     | 3    | 2.00  | 1,577 | \$969,000   |
| 8        | PW22133987     | <span style="color: green;">A</span>  | 8000 Olive Lane          | 4    | 4.00  | 2,322 | \$815,000   |
| 9        | DW22073423     | <span style="color: green;">A</span>  | 8412 Florence Avenue     | 3    | 1.00  | 1,181 | \$999,999   |
| 10       | SB22135424     | <span style="color: green;">A</span>  | 9703 Samoline Avenue     | 4    | 2.00  | 1,794 | \$825,000   |
| 11       | DW22067377     | <span style="color: green;">A</span>  | 10420 Downey Avenue 204  | 2    | 2.00  | 1,755 | \$625,000   |



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# Summary of Comparable Properties

## S SOLD LISTINGS

| ADDRESS            | SOLD DATE | BEDS | BATHS | SQFT         | PRICE              | \$/SQ.FT     |
|--------------------|-----------|------|-------|--------------|--------------------|--------------|
| 8445 Otto Street   | 6/10/22   | 3    | 1.00  | 1,416        | \$900,000          | \$636        |
| 9616 Stamps Avenue | 6/13/22   | 3    | 3.00  | 2,350        | \$1,200,000        | \$511        |
| <b>Averages</b>    |           |      |       | <b>1,883</b> | <b>\$1,050,000</b> | <b>\$573</b> |

## A ACTIVE LISTINGS

| ADDRESS                  | SOLD DATE | BEDS | BATHS | SQFT         | PRICE            | \$/SQ.FT     |
|--------------------------|-----------|------|-------|--------------|------------------|--------------|
| 9821 Downey Avenue       | -         | 5    | 4.00  | 3,120        | \$1,299,000      | \$416        |
| 8313 Gainford Street     | -         | 3    | 2.00  | 1,600        | \$925,000        | \$578        |
| 9618 Paramount Boulevard | -         | 4    | 2.00  | 1,446        | \$875,000        | \$605        |
| 7765 Dinsdale Street     | -         | 3    | 2.00  | 1,577        | \$969,000        | \$614        |
| 8000 Olive Lane          | -         | 4    | 4.00  | 2,322        | \$815,000        | \$351        |
| 8412 Florence Avenue     | -         | 3    | 1.00  | 1,181        | \$999,999        | \$847        |
| 9703 Samoline Avenue     | -         | 4    | 2.00  | 1,794        | \$825,000        | \$460        |
| 10420 Downey Avenue 204  | -         | 2    | 2.00  | 1,755        | \$625,000        | \$356        |
| <b>Averages</b>          |           |      |       | <b>1,849</b> | <b>\$916,624</b> | <b>\$528</b> |



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# 8445 Otto Street

Downey, CA 90240

MLS #DW22090656

**\$900,000****CLOSED** 6/10/22**3 Beds 1.00 Baths****Year Built 1949****1,416 Sq. Ft.** (\$636 / sqft)**Days on market: 14**

## Details

**Prop Type:** Single Family Residence**County:** Los Angeles**Area:** D1 - Northeast Downey, N of Firestone, E of Downey**Full baths:** 1.0**Acres:** 0.1817**Lot Size (sqft):** 7,915**Garages:** 2**List date:** 5/3/22**Sold date:** 6/10/22**Off-market date:** 6/10/22**Updated:** Jun 10, 2022 6:40 AM**List Price:** \$899,950**Orig list price:** \$975,000**School District:** Downey Unified**High:** Downey**Elementary:** Gallatin

## Features

**Association Y N:** No**Attached Garage Y N:** false**Buyer Agency****Compensation:** 2.000**Community Features:** Curbs, Sidewalks, Street Lights**Cooling:** None**Elevation Units:** Feet**Heating:** Wall Furnace**Land Fee/Land Lease:** Fee**Levels:** One**Listing Terms:** Cash, Cash To New Loan, Conventional, FHA, VA Loan**Lot Features:** Back Yard, Cul-De-Sac, Sprinkler System**Lot Size Area:** 7915**Main Level Bedrooms:** 3**Parking Total:** 2**Pool Features:** Private, In Ground**Pool Private Y N:** Yes**Property Attached Yes/No:** No**Room Type:** Den, Kitchen, Living Room**Senior Community Yes/No:** No**Sewer:** Public Sewer**Special Listing Conditions:** Standard**View:** Neighborhood**Virtual Tour:** [View](#)**Water Source:** Public**Year Built Source:** Assessor**Zoning:** DOR17500\***Nicolas Romo**

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## Remarks

North Downey pool home on a highly private and very rarely available street. The warm & cozy home boasts 3 bedrooms and 2 dens, one with a fireplace adjacent to the living room and the other one adjacent to the kitchen. The home has mostly new windows and a newer tile roof. The home is situated on a premium-sized lot with an extra-large 2 car garage and was especially designed for entertaining with an oversized patio and sparkling pool. Surrounding it all is lush Cypress trees that stretch endlessly for added privacy. The property boasts sensational pool views and stunning light quality throughout the home. The fabulous pool, spa, patio, and firepit provide the ideal space for entertaining and enjoying the unsurpassed natural beauty of the surroundings. An exclusive opportunity for privacy, serenity, and a lifestyle that one can only dream of!



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# 8445 Otto Street

Downey, CA 90240

MLS #DW22090656

**\$900,000**

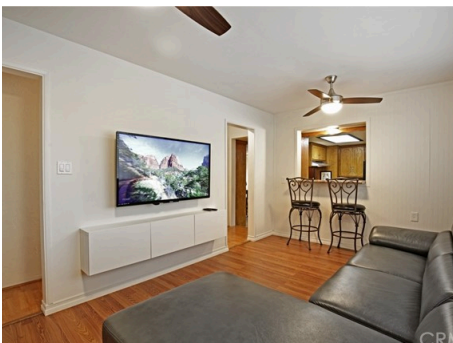
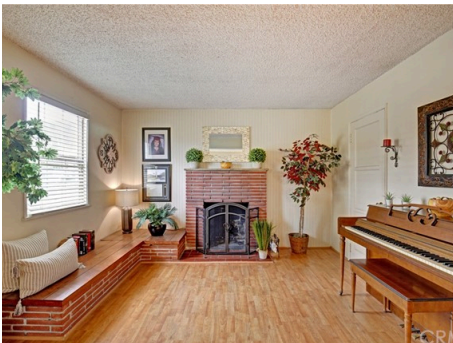
**CLOSED** 6/10/22

**3 Beds 1.00 Baths**

**Year Built 1949**

**1,416 Sq. Ft. (\$636 / sqft)**

**Days on market: 14**



**Nicolas Romo**

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# 9616 Stamps Avenue

Downey, CA 90240

MLS #SW22047473

**\$1,200,000**
**CLOSED** 6/13/22

**3 Beds 3.00 Baths**
**Year Built 1972**
**2,350 Sq. Ft.** (\$511 / sqft)

**Days on market: 42**


## Details

**Prop Type:** Single Family Residence

**County:** Los Angeles

**Area:** D1 - Northeast Downey, N of Firestone, E of Downey

**Full baths:** 3.0

**Acres:** 0.1735

**Lot Size (sqft):** 7,558

**Garages:** 2

**List date:** 3/9/22

**Sold date:** 6/13/22

**Off-market date:** 6/13/22

**Updated:** Jun 13, 2022 9:51 AM

**List Price:** \$1,150,000

**Orig list price:** \$1,150,000

**School District:** Downey Unified

## Features

**Accessibility Features:**

Ramp - Main Level

**Association Y N:** No

**Attached Garage Y N:** true

**Buyer Agency**
**Compensation:** 2.000

**Community Features:**

Suburban

**Construction Materials:**

Concrete

**Cooling:** Central Air

**Elevation Units:** Feet

**Exterior Features:** Awning(s)

**Flooring:** Tile

**Foundation Details:** None

**Heating:** Central

**Interior Features:** Ceiling Fan(s)

**Land Fee/Land Lease:** Fee

**Levels:** One

**Listing Terms:** 1031

Exchange, Cal Vet Loan, Cash, Cash To Existing Loan, Cash To New Loan, Contract, Conventional, Fannie Mae

**Lot Features:** Front Yard

**Lot Size Area:** 7558

**Main Level Bedrooms:** 3

**Parking Total:** 2

**Patio And Porch Features:** None

**Pool Features:** None

**Pool Private Y N:** No

**Property Attached Yes/No:** No

**Roof:** Flat Tile, Tile

**Bathroom Features:** Bathtub

**Kitchen Features:** Kitchen Open to Family Room

**Room Type:** All Bedrooms Down, Master Bedroom

**Senior Community Yes/No:** No

**Sewer:** Public Sewer

**Spa Features:** None

**Special Listing Conditions:** Standard

**Utilities:** Electricity Connected

**View:** None

**Nicolas Romo**

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**Water Source:** Public**Window Features:** Screens**Year Built Source:** Public  
Records**Zoning:** DOR17500\*

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## Remarks

Beautiful turn-key home located in the highly desirable Charloma Estates features 3 bedrooms, 2 and a half bathrooms. This spacious single story home features an upgraded kitchen with granite countertops, a bright living room with a formal dining room, as well as an interior laundry room. Nice wide frontage w/ great curb appeal in a great neighborhood. This one won't last long!

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# 9616 Stamps Avenue

Downey, CA 90240

MLS #SW22047473

**\$1,200,000****CLOSED** 6/13/22**3 Beds 3.00 Baths****Year Built 1972****2,350 Sq. Ft. (\$511 / sqft)****Days on market: 42****Nicolas Romo**

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# 9821 Downey Avenue

Downey, CA 90240

MLS #CV22112274

**\$1,299,000**
**ACTIVE** 5/25/22

**5 Beds 4.00 Baths**
**Year Built 1950**
**3,120 Sq. Ft.** (\$416 / sqft)

**Days on market: 9**


## Details

**Prop Type:** Single Family Residence

**County:** Los Angeles

**Area:** D1 - Northeast Downey, N of Firestone, E of Downey

**Full baths:** 4.0

**Acres:** 0.2874

**Lot Size (sqft):** 12,521

**Garages:** 2

**List date:** 5/25/22

**Updated:** Jun 4, 2022 3:04 AM

**List Price:** \$1,299,000

**Orig list price:** \$1,299,000

**School District:** Downey Unified

## Features

**Association Y N:** No

**Attached Garage Y N:** true

**Buyer Agency**
**Compensation:** 2.000

**Community Features:**

Sidewalks, Street Lights

**Cooling:** Central Air

**Elevation Units:** Feet

**Heating:** Central

**Interior Features:** Crown Molding

**Land Fee/Land Lease:** Fee

**Levels:** One

**Listing Terms:** 1031

Exchange, Cash, Conventional, FHA, Submit, VA Loan

**Lot Features:** 0-1 Unit/Acre, Back Yard, Cul-De-Sac, Front Yard, Landscaped

**Lot Size Area:** 12521

**Main Level Bedrooms:** 5

**Parking Total:** 2

**Pool Features:** None

**Pool Private Y N:** No

**Property Attached Yes/No:** No

**Roof:** Spanish Tile

**Room Type:** Master Bathroom, Master Bedroom

**Senior Community Yes/No:** No

**Sewer:** Public Sewer

**Special Listing Conditions:** Standard

**View:** None

**Water Source:** Public

**Year Built Source:** Appraiser

**Zoning:** DOR17500\*

**Nicolas Romo**

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## Remarks

Modern SINGLE STORY gorgeous Spanish-Style spacious FAMILY HOME with PERMITTED GUEST HOUSE bordering a privately-owned cul-de-sac street with numerous other CUSTOM-BUILT HOMES, ensuring good home values in highly-sought 90240 zip code. Enjoy this very SPACIOUS home for your own family, or bring your extended family, or why not live in one & rent the other, so Tenants help you pay the Mortgage! Over 3,100 sqft of spacious living on .29 acre lot for all the comfort & entertainment needs your family deserves!! 5 bedrooms, 4 bathrooms (two with JET SPAs & separate Showers), formal Living Room, Dining Room, Breakfast Nook, Interior Laundry Facilities with S/S Sink. Home expanded for HUGE FAMILY ROOM, SIDE GRAND ENTRANCE & FOYER, MASTER BEDROOM/BATH. Remodeling included a Spanish clay-tile roof, Saltillo clay-tile walkways, high ceilings, crown molding, recessed lighting, breezy fans, Plantation Shutters/ Vertical Blinds, new central a/c & heating, French Doors, Travertine/tile or OAK WOOD FLOORS. Kitchen features granite counter tops, TWO PANTRIES & extra work space for your aspiring Chefs. Expansive MASTER SUITE boasts HUGE Walk-In Closet, two Linen Closets. En-Suite Bathroom with lovely Jet Spa tub, separate Shower & dual Vanity Sinks. Tranquil back/ side yards where you can relax while selecting vegetables to plant or pick fresh herbs (Rosemary, Thyme, Oregano, Mint, Horsetail, Sage) or fruit (large White Guava or Pink Guava, Mission Figs, Apricots, Cherry, Limes). Your kids can play in grassy areas of side yard or within the gated secure area in front of Garage. PERMITTED GUEST HOUSE at rear of property has PRIVATE ENTRY & access to an EXTRA SET OF PERMITTED LAUNDRY HOOK-UPS in Garage. Top-rated Downey Unified School District for Academics, Youth Sports & Special Needs. Enjoy numerous shopping centers, restaurants & entertainment nearby. Close to 605 & 5 major freeways for easy commutes to Orange County, Downtown L.A., Beaches and beyond! This special property is a great place for your family to call HOME & features SUBSTANTIAL COMFORT, with VALUE ON TOP OF VALUE. Schedule a private Home Tour today! Come, see for yourself how comfortably your family can live here!



**Nicolas Romo**

Realty Connection Group

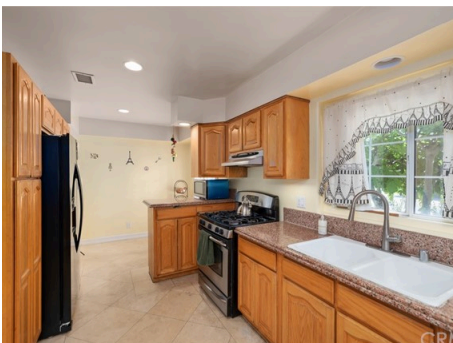
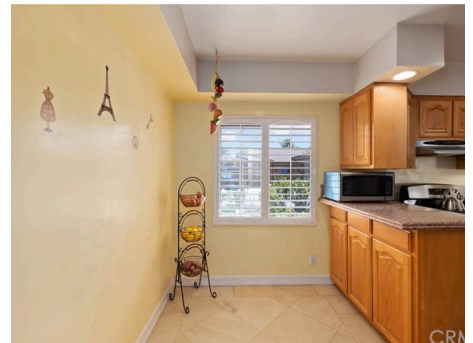
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# 9821 Downey Avenue

Downey, CA 90240

MLS #CV22112274

**\$1,299,000****ACTIVE** 5/25/22**5 Beds 4.00 Baths****Year Built 1950****3,120 Sq. Ft. (\$416 / sqft)****Days on market: 9****Nicolas Romo**

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# 8313 Gainford Street

Downey, CA 90240

MLS #CV22104182

**\$925,000**
**ACTIVE** 5/16/22

**3 Beds 2.00 Baths**
**Year Built 1950**
**1,600 Sq. Ft.** (\$578 / sqft)

**Days on market: 40**


## Details

**Prop Type:** Single Family Residence

**County:** Los Angeles

**Area:** 699 - Not Defined

**Full baths:** 2.0

**Acres:** 0.1361

**Lot Size (sqft):** 5,930

**Garages:** 2

**List date:** 5/16/22

**Updated:** Jun 26, 2022 8:10 AM

**List Price:** \$925,000

**Orig list price:** \$925,000

**School District:** Downey Unified

## Features

**Association Y N:** No

**Attached Garage Y N:** true

**Buyer Agency**
**Compensation:** 2.000

**Community Features:** Street Lights, Suburban

**Cooling:** Electric, Whole House Fan

**Elevation Units:** Feet

**Land Fee/Land Lease:** Fee

**Levels:** One

**Listing Terms:** Cash, Cash To New Loan, Conventional

**Lot Features:** 0-1 Unit/Acre, Back Yard, Front Yard, Lawn

**Lot Size Area:** 5930

**Main Level Bedrooms:** 3

**Parking Total:** 2

**Pool Features:** None

**Pool Private Y N:** No

**Property Attached Yes/No:** No

**Room Type:** All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Walk-In Closet

**Senior Community Yes/No:** No

**Sewer:** Public Sewer

**Special Listing Conditions:** Standard

**View:** City Lights

**Water Source:** Public

**Year Built Source:** Public Records

**Zoning:** DOR175

**Nicolas Romo**

Realty Connection Group

Cell: (562) 373-5120

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## Remarks

Welcome to this precious fully remodeled house located in north of Downey.

Features that you must come to see:

New electricity and new pipe throughout.

New floor, new painting and new doors.

New appliance such as water heater, a/c, stove, dishwasher

Individual laundry room (rarely to see for this age of house)

Two cars garage and drive could park at least two cars.

Best schools in Downey unified.

Separate A/C in living room and master bedroom, ceiling fans in two bedrooms which keeps cooling inside but save energy and electricity bill.

Flat ground in the back yard but has the permit for pool. (Please verify by buyer self and buyers agent)

Seeds was planted three weeks ago, the lawn in the front yard will be all green.

Still has spaces for next home owner to build up, very easy to start your new life in this cozy lovely house.



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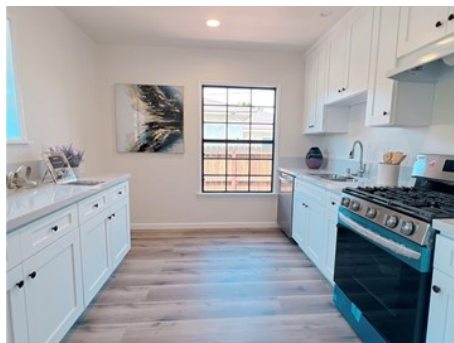
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# 8313 Gainford Street

Downey, CA 90240

MLS #CV22104182

**\$925,000****ACTIVE** 5/16/22**3 Beds 2.00 Baths****Year Built 1950****1,600 Sq. Ft. (\$578 / sqft)****Days on market: 40****Nicolas Romo**

Realty Connection Group

Cell: (562) 373-5120

www.RealtyConnectionGroup.com | DRE # 01787685



# 9618 Paramount Boulevard

Downey, CA 90240

MLS #DW22135097

**\$875,000****ACTIVE** 6/23/22**4 Beds 2.00 Baths****Year Built 1948****1,446 Sq. Ft.** (\$605 / sqft)**Days on market: 3**

## Details

**Prop Type:** Single Family Residence**County:** Los Angeles**Area:** D2 - Northwest Downey, N of Firestone, W of Downey**Full baths:** 2.0**Acres:** 0.147**Lot Size (sqft):** 6,402**Garages:** 2**List date:** 6/23/22**Updated:** Jun 26, 2022 9:41 AM**List Price:** \$875,000**Orig list price:** \$875,000**School District:** Downey Unified

## Features

**Association Y N:** No**Attached Garage Y N:** false**Buyer Agency****Compensation:** 2.500**Community Features:** Curbs, Sidewalks**Cooling:** Central Air**Elevation Units:** Feet**Heating:** Forced Air**Land Fee/Land Lease:** Fee**Levels:** One**Listing Terms:** Cash, Cash To New Loan, Conventional, FHA, VA Loan**Lot Features:** Back Yard, Front Yard**Lot Size Area:** 6402**Main Level Bedrooms:** 4**Parking Total:** 2**Pool Features:** None**Pool Private Y N:** No**Property Attached Yes/No:** No**Room Type:** Home Theatre, Kitchen, Living Room**Senior Community Yes/No:** No**Sewer:** Public Sewer**Special Listing Conditions:** Standard**View:** Neighborhood**Virtual Tour:** [View](#)**Water Source:** Public**Year Built Source:** Assessor**Zoning:** DOR105**Nicolas Romo**

Realty Connection Group

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## Remarks

This home has it all! 4 bedroom, 2 bath home in North Downey with an inviting living room, primary bedroom with its own private bathroom, a beautifully remodeled hall bathroom thats practically all new, an updated kitchen with an adjacent large dining area, good-conditioned hardwood floors through out, and central air and heat. The backyard has so much to offer including a large grass area, newer block wall on one side and vinyl fence for extra privacy, 2 car detached garage, a carport to park even more cars, and best of all a detached room that has been converted into an amazing home theater system with black out shades on the windows, a large screen, a projector, and newer laminate wood floors. The home itself and the theater room are decorated perfect. Such an inviting home you will want to see for yourself!



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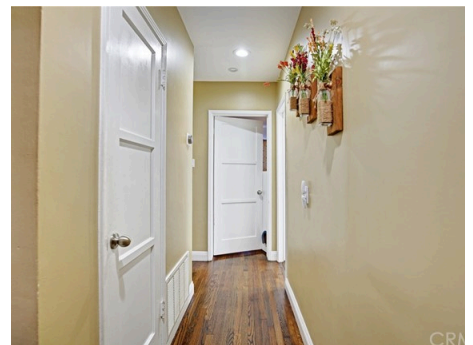
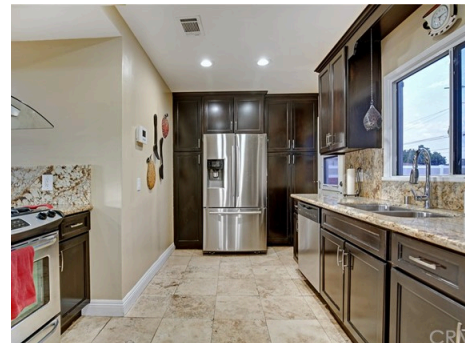
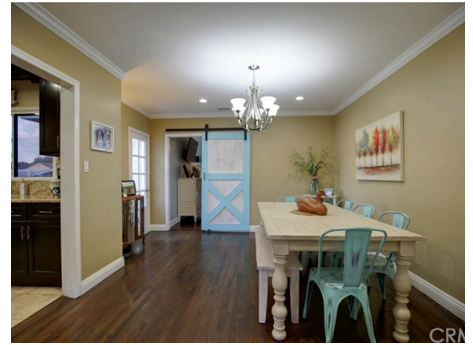
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# 9618 Paramount Boulevard

Downey, CA 90240

MLS #DW22135097

**\$875,000****ACTIVE** 6/23/22**4 Beds 2.00 Baths****Year Built 1948****1,446 Sq. Ft. (\$605 / sqft)****Days on market: 3****Nicolas Romo**

Realty Connection Group

Cell: (562) 373-5120

www.RealtyConnectionGroup.com | DRE # 01787685



# 7765 Dinsdale Street

Downey, CA 90240

MLS #RS22109087

**\$969,000**
**ACTIVE** 5/25/22

**3 Beds 2.00 Baths**
**Year Built 1951**
**1,577 Sq. Ft.** (\$614 / sqft)

**Days on market: 32**


## Details

**Prop Type:** Single Family Residence

**County:** Los Angeles

**Area:** D1 - Northeast Downey, N of Firestone, E of Downey

**Style:** Modern

**Full baths:** 1.0

**3/4 Baths:** 1.0

**Acres:** 0.223

**Lot Size (sqft):** 9,715

**Garages:** 2

**List date:** 5/25/22

**Updated:** Jun 26, 2022 11:09 AM

**List Price:** \$969,000

**Orig list price:** \$989,000

**School District:** Downey Unified

## Features

**Accessibility Features:** 2+ Access Exits, Parking

**Association Y N:** No

**Attached Garage Y N:** false

**Buyer Agency**
**Compensation:** 2.000

**Community Features:** Biking, Curbs, Foothills, Golf, Gutters

**Construction Materials:** Block, Concrete, Drywall Walls

**Cooling:** Central Air, Dual

**Direction Faces:** North

**Elevation Units:** Feet

**Exterior Features:** Lighting

**Heating:** Central

**Interior Features:** Block Walls, Brick Walls, Crown Molding, Open Floorplan

**Land Fee/Land Lease:** Fee Levels: One

**Listing Terms:** Cal Vet Loan, Cash, Cash To Existing Loan, Conventional, Fannie Mae

**Lot Features:** 0-1 Unit/Acre

**Lot Size Area:** 9715

**Main Level Bedrooms:** 3

**Parking Total:** 2

**Patio And Porch Features:** Concrete, Patio Open

**Pool Features:** Private, Tile

**Pool Private Y N:** Yes

**Property Attached Yes/No:** No

**Road Surface Type:** Alley Paved, Paved

**Roof:** Shingle

**Bathroom Features:** Bathtub

**Kitchen Features:** Kitchen Island, Kitchen Open to Family Room, Tile Counters

**Room Type:** All Bedrooms Down

**Senior Community Yes/No:** No

**Sewer:** Private Sewer

**Special Listing Conditions:** Standard

**Nicolas Romo**

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**Utilities:** Cable Available,  
Electricity Available,  
Electricity Connected,  
Natural Gas Available,  
Natural Gas Connected,  
Phone Available

**View:** Neighborhood, Pool

**Zoning:** DOR175

**Water Source:** Private

**Window Features:** Double  
Pane Windows

**Year Built Source:** Assessor

---

## Remarks

LOCATION! LOCATION! This beautiful 3 bedroom 1 3/4 bathrooms with an extra room sits on an 9,715 sqft cup-de-sac lot, in the northern part of Downey. Home interior features new kitchen, new laminated flooring and new recess lighting throughout. exterior consists of very spacious back yard with a beautiful pool. RV parking as well. new roof.



**Nicolas Romo**

Realty Connection Group

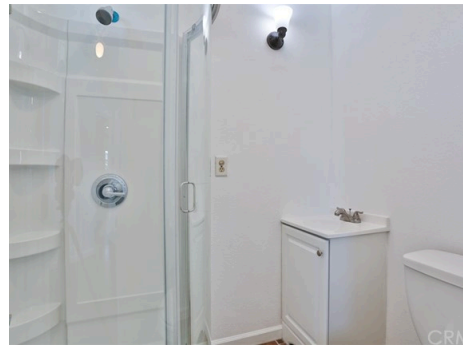
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# 7765 Dinsdale Street

Downey, CA 90240

MLS #RS22109087

**\$969,000****ACTIVE** 5/25/22**3 Beds 2.00 Baths****Year Built 1951****1,577 Sq. Ft. (\$614 / sqft)****Days on market: 32****Nicolas Romo**

Realty Connection Group

Cell: (562) 373-5120

www.RealtyConnectionGroup.com | DRE # 01787685



# 8000 Olive Lane

Downey, CA 90241

MLS #PW22133987

**\$815,000****ACTIVE** 6/20/22**4 Beds 4.00 Baths****Year Built 2017****2,322 Sq. Ft.** (\$351 / sqft)**Days on market: 5**

## Details

**Prop Type:** Townhouse  
**County:** Los Angeles  
**Area:** D2 - Northwest  
 Downey, N of Firestone, W of  
 Downey  
**Style:** Contemporary

**Full baths:** 3.0  
**Half baths:** 1.0  
**Acres:** 0.0245  
**Lot Size (sqft):** 1,069  
**Garages:** 2

**List date:** 6/20/22  
**Updated:** Jun 25, 2022 9:32  
 AM  
**List Price:** \$815,000  
**Orig list price:** \$815,000

**Assoc Fee:** \$176  
**School District:** Downey  
 Unified

## Features

**Association Name:**  
 Centerpointe  
**Association Y N:** Yes  
**Attached Garage Y N:** true  
**Buyer Agency  
 Compensation:** 2.000  
**Community Features:** Street  
 Lights  
**Construction Materials:**  
 Stucco  
**Cooling:** Central Air  
**Elevation Units:** Feet  
**Flooring:** Carpet, Laminate

**Heating:** Central  
**Interior Features:** High  
 Ceilings, Pantry, Recessed  
 Lighting, Unfurnished  
**Land Fee/Land Lease:** Fee  
**Levels:** Three Or More  
**Listing Terms:** Conventional  
**Lot Features:** 0-1 Unit/Acre  
**Lot Size Area:** 1069  
**Main Level Bedrooms:** 1  
**Number Of Units In  
 Community:** 116

**Parking Total:** 2  
**Patio And Porch Features:**  
 None  
**Pool Features:** None  
**Pool Private Y N:** No  
**Property Attached Yes/No:**  
 Yes  
**Bathroom Features:** Shower,  
 Shower in Tub, Double Sinks  
 In Master Bath, Privacy toilet  
 door, Quartz Counters,  
 Upgraded

**Kitchen Features:** Kitchen  
 Island, Kitchen Open to  
 Family Room, Quartz  
 Counters, Remodeled  
 Kitchen, Walk-In Pantry  
**Room Type:** Family Room,  
 Laundry, Living Room, Main  
 Floor Bedroom, Master  
 Bathroom, Master Bedroom,  
 Walk-In Closet, Walk-In  
 Pantry  
**Senior Community Yes/No:**  
 No  
**Sewer:** Public Sewer



**Nicolas Romo**

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**Spa Features:** None**Utilities:** Sewer Connected**Water Source:** Public**Year Built Source:** Public**Special Listing Conditions:**  
Standard**View:** Neighborhood**Window Features:** Blinds

Records

**Zoning:** DOCP\*

---

## Remarks

Fabulous End-Unit Townhome built by KB Homes, located at the Centerpointe complex in the heart of Downey. 4 spacious bedroom, 3.5 bathroom split level with epoxy 2 car attached garage. The lower level entrance welcomes you with a master suite with full private bathroom and walk-in closet. The Mid-level is a bright and open floor plan with high ceilings, updated airy kitchen, upgraded flooring throughout, a convenient island for cooking and dining, custom blinds, spacious walk-in pantry, with stainless appliances. Upstairs includes another Master bedroom with a large master bathroom featuring double vanity, walk-in shower and spacious walk-in closet. Two additional bedrooms and another full bathroom is in the 3rd floor Plus separate laundry closet at the Upstairs Hallways. Commuters dream location near the freeways, close to shopping, restaurants, and Downtown Downey. Built-in 2018 and low association cost. A MUST SEE!!!

Video: [https://youtu.be/GYuLEsV1K\\_M](https://youtu.be/GYuLEsV1K_M)

**Nicolas Romo**

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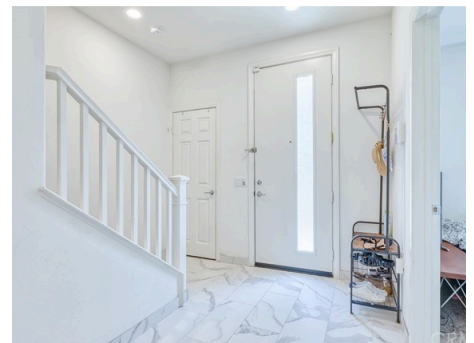
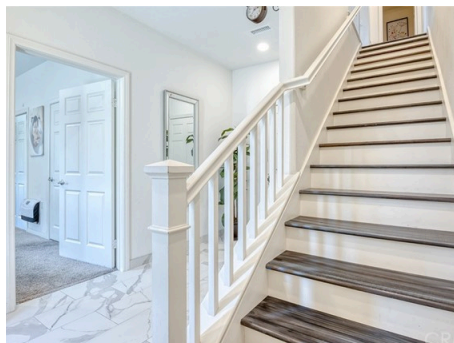
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# 8000 Olive Lane

Downey, CA 90241

MLS #PW22133987

**\$815,000****ACTIVE** 6/20/22**4 Beds 4.00 Baths****Year Built 2017****2,322 Sq. Ft. (\$351 / sqft)****Days on market: 5****Nicolas Romo**

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# 8412 Florence Avenue

Downey, CA 90240

MLS #DW22073423

**\$999,999****ACTIVE** 4/15/22**3 Beds 1.00 Baths****Year Built 1952****1,181 Sq. Ft.** (\$847 / sqft)**Days on market: 72**

## Details

**Prop Type:** Single Family Residence**County:** Los Angeles**Area:** D1 - Northeast Downey, N of Firestone, E of Downey**Full baths:** 1.0**Acres:** 0.1746**Lot Size (sqft):** 7,604**Garages:** 2**List date:** 4/15/22**Updated:** Jun 26, 2022 4:02 AM**List Price:** \$999,999**Orig list price:** \$999,999**School District:** Downey Unified

## Features

**Association Y N:** No**Attached Garage Y N:** false**Buyer Agency****Compensation:** 2.000**Community Features:** Sidewalks**Cooling:** Wall/Window Unit(s)**Elevation Units:** Feet**Land Fee/Land Lease:** Fee**Levels:** One**Listing Terms:** Cash, Cash To New Loan, Conventional, Submit**Lot Features:** Back Yard, Front Yard, Lawn, Sprinkler System, Sprinklers In Front, Sprinklers In Rear**Lot Size Area:** 7604**Main Level Bedrooms:** 3**Parking Total:** 2**Pool Features:** None**Pool Private Y N:** No**Property Attached Yes/No:** No**Room Type:** All Bedrooms Down, Living Room**Senior Community Yes/No:** No**Sewer:** Public Sewer**Special Listing Conditions:** Standard**View:** None**Water Source:** Public**Year Built Source:** Assessor**Zoning:** DOCP\*

## Remarks

BUILD YOUR OWN OFFICE! SINGLE FAMILY HOME LOCATED ON A COMMERCIAL ZONING ON FLORENCE AVE.

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(NORTHEAST DOWNEY) . ONE OF THE LAST SINGLE FAMILY HOMES IN THE MOST DESIRED PROFESSIONAL BUSINESS AREAS OF DOWNEY! LIVE AND HAVE YOUR OWN BUSINESS ALL IN ONE PLACE! 3 BEDROOMS 1 BATH. ORIGINAL REFINISHED OAK HARDWOOD FLOORS, REMODELED BATHROOM AND KITCHEN. DUAL PANE WINDOWS THRU-OUT THE HOUSE, LONG DRIVEWAY LEADS TO 2 CAR GARAGE, LARGE BACKYARD WITH CITRUS TREES. RECENTLY PAINTED INSIDE AND OUT! CLOSE TO FREEWAYS, SHOPPING/DINING, DOWNTOWN DOWNEY.



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# 8412 Florence Avenue

Downey, CA 90240

MLS #DW22073423

**\$999,999****ACTIVE** 4/15/22**3 Beds 1.00 Baths****Year Built 1952****1,181 Sq. Ft. (\$847 / sqft)****Days on market: 72****Nicolas Romo**

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# 9703 Samoline Avenue

Downey, CA 90240

MLS #SB22135424

**\$825,000****ACTIVE** 6/22/22**4 Beds 2.00 Baths****Year Built 1948****1,794 Sq. Ft.** (\$460 / sqft)**Days on market: 5**

## Details

**Prop Type:** Single Family Residence**County:** Los Angeles**Area:** D2 - Northwest Downey, N of Firestone, W of Downey**Style:** Traditional**Full baths:** 1.0**3/4 Baths:** 1.0**Acres:** 0.1388**Lot Size (sqft):** 6,045**Garages:** 2**List date:** 6/22/22**Updated:** Jun 27, 2022 3:58 AM**List Price:** \$825,000**Orig list price:** \$825,000**School District:** Downey Unified**High:** Warren**Middle:** Griffiths**Elementary:** Price

## Features

**Association Y N:** No**Attached Garage Y N:** false**Buyer Agency****Compensation:** 2.000**Community Features:** Sidewalks, Street Lights**Cooling:** Wall/Window Unit(s)**Direction Faces:** Southeast**Elevation Units:** Feet**Flooring:** See Remarks**Foundation Details:** Raised**Heating:** Floor Furnace**Interior Features:** Ceiling Fan(s), Granite Counters, Track Lighting**Land Fee/Land Lease:** Fee**Levels:** One**Listing Terms:** 1031 Exchange, Cash, Conventional, VA Loan**Lot Features:** 0-1 Unit/Acre**Lot Size Area:** 6045**Main Level Bedrooms:** 4**Parking Total:** 2**Patio And Porch Features:** Patio Open**Pool Features:** None**Pool Private Y N:** No**Property Attached Yes/No:** No**Road Surface Type:** Paved**Roof:** Shingle**Bathroom Features:** Shower in Tub, Walk-in shower**Kitchen Features:** Granite Counters**Room Type:** All Bedrooms Down, Den, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom**Senior Community Yes/No:** No**Sewer:** Public Sewer**Spa Features:** None**Special Listing Conditions:** Standard**Nicolas Romo**

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**Utilities:** Cable Available,  
Natural Gas Available, Phone  
Available, Sewer Available,  
Water Available

**View:** None  
**Water Source:** Public

**Window Features:** Insulated  
Windows

**Year Built Source:** Public  
Records  
**Zoning:** DOR15000\*

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## Remarks

Presenting an amazing opportunity to own this single family residence in Northwest Downey! This 4 bed 2 bath home also includes a living room and a large Den with a wood burning fireplace to enjoy with loved ones. It has been improved with brand new lighting fixtures and ceiling fans in every room along with a fresh coat of paint inside and out. The detached 2 car garage has also been given the upgraded treatment with a brand new garage door, lights and paint. ADU conversion is also a possibility for the savvy home owners/investors! This home is also ideally located as it is within walkable distance to local Middle and Elementary schools and just a few blocks from major streets such as Paramount Blvd and Florence Ave.



**Nicolas Romo**

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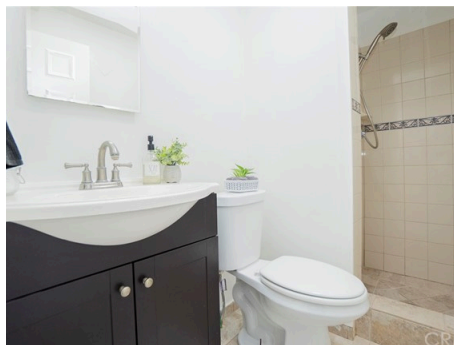
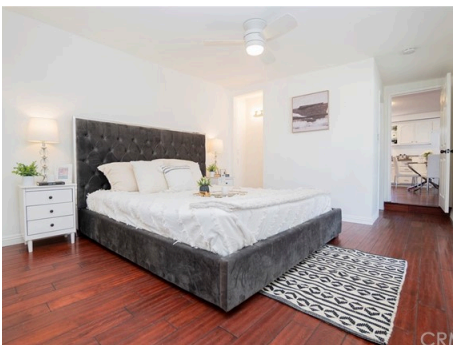
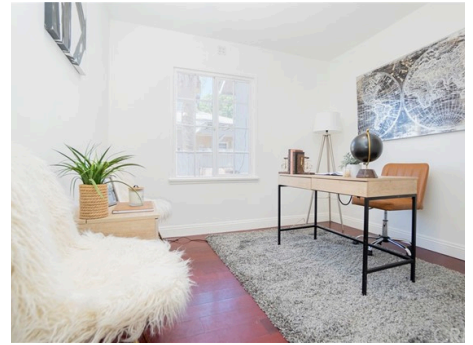
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# 9703 Samoline Avenue

Downey, CA 90240

MLS #SB22135424

**\$825,000****ACTIVE** 6/22/22**4 Beds 2.00 Baths****Year Built 1948****1,794 Sq. Ft. (\$460 / sqft)****Days on market: 5****Nicolas Romo**

Realty Connection Group

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# 10420 Downey Avenue 204

Downey, CA 90241

MLS #DW22067377

**\$625,000****ACTIVE** 4/4/22**2 Beds 2.00 Baths****Year Built 1974****1,755 Sq. Ft.** (\$356 / sqft)**Days on market: 67**

## Details

**Prop Type:** Condominium**County:** Los Angeles**Area:** D1 - Northeast Downey,  
N of Firestone, E of Downey**Full baths:** 1.0**3/4 Baths:** 1.0**Acres:** 0.4576**Lot Size (sqft):** 19,931**Garages:** 2**List date:** 4/4/22**Updated:** Jun 10, 2022 4:06  
AM**List Price:** \$625,000**Orig list price:** \$699,000**Assoc Fee:** \$378**School District:** Downey  
Unified

## Features

**Association Name:** The  
Carlton HOA**Association Y N:** Yes**Attached Garage Y N:** false**Buyer Agency****Compensation:** 3.000**Community Features:**  
Sidewalks, Street Lights**Cooling:** Central Air**Elevation Units:** Feet**Land Fee/Land Lease:** Fee**Levels:** One**Listing Terms:** Cash To  
Existing Loan**Lot Size Area:** 19931**Main Level Bedrooms:** 2**Number Of Units In  
Community:** 16**Parking Total:** 2**Pool Features:** None**Pool Private Y N:** No**Property Attached Yes/No:**  
Yes**Room Type:** All Bedrooms  
Down, Formal Entry**Senior Community Yes/No:**  
No**Sewer:** Public Sewer**Special Listing Conditions:**  
Standard**View:** None**Virtual Tour:** [View](#)**Water Source:** Public**Year Built Source:** Assessor

## Remarks

Welcome to 'The Carlton' One of the largest condos in all of Downey! Architecture with character at its best super nice

**Nicolas Romo**

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three story building with only 16 large units. Relaxed condo living resort type with LOTS of space! Single level unit larger than most single family homes in the area! Located near Downtown Downey between Florence Blvd and Firestone Blvd within walking distance to restaurants, coffee shops, malls and medical facilities. This gorgeous single level condo features 2 bedrooms and 1+3/4 bathrooms. With wood laminate flooring throughout Huge Master Suite with wall-to-wall closets with large bathroom w/dual sinks. Second bedroom is also enormous with walk-in closet and large second bathroom in the hall w/dual sinks. Room to roam in the living room perfect for entertaining. Formal dining room with gas fireplace. The kitchen offers an open concept with bamboo flooring, Corian counter tops & breakfast bar. Good size Laundry Room conveniently located in the hallway. In the common area you'll find a nice two level clubhouse, BBQ area, sitting area and a beautiful water fountain. This beautiful condo also offers two assigned subterranean parking spaces conveniently located right in front of the elevator each unit has its own additional storage. Easy to show SELLERS ARE MOTIVATED will entertain all offers!

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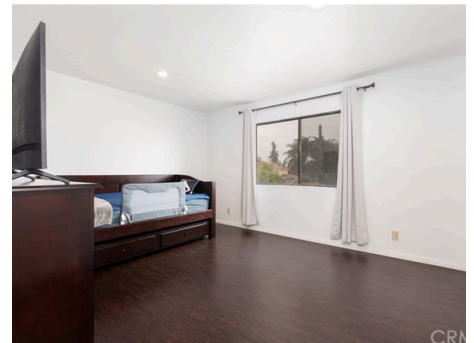
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# 10420 Downey Avenue 204

Downey, CA 90241

MLS #DW22067377

**\$625,000****ACTIVE** 4/4/22**2 Beds 2.00 Baths****Year Built 1974****1,755 Sq. Ft. (\$356 / sqft)****Days on market: 67****Nicolas Romo**

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# Comparable Property Statistics

S

2 Sold Listings



A

8 Active Listings



# Sold Property Analysis

## Averages

# 102.4%

Homes sold for an average of 102.4% of their list price.

# 28

Days on market

It took an average of 28 days for a home to sell.

## Analysis

| ADDRESS            | ORIG LIST PRICE    | SOLD PRICE         | % OF ORIG LIST PRICE | DOM       | \$ PER SQFT  |
|--------------------|--------------------|--------------------|----------------------|-----------|--------------|
| 8445 Otto Street   | \$975,000          | \$900,000          | 92.31%               | 14        | \$636        |
| 9616 Stamps Avenue | \$1,150,000        | \$1,200,000        | 104.35%              | 42        | \$511        |
| <b>Averages</b>    | <b>\$1,062,500</b> | <b>\$1,050,000</b> | <b>98.82%</b>        | <b>28</b> | <b>\$573</b> |



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# Why You Need a Real Estate Professional

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Given the proliferations of services that help home buyers and sellers complete their own transaction, you may have considered whether you should go it yourself instead of working with an agent. However, there is no substitute for an experienced professional, and taking on all the responsibility yourself could be costlier than an agent's commission in the long run.

According to the National Association of Realtors' 2021 Profile of Home Buyers and Sellers, only 7% of homes sales were accomplished as for sale by owners (FSBO), and of those, 57% knew their buyer personally. FSBO home sales had a median price of \$260,000 in 2021, compared to the agent assisted home sale median price of \$318,000.

Beyond the price advantage of using an agent, homes listed by real estate professionals get more exposure and their sellers get more support. Here are some other considerations:

- They're trained and licensed professionals.
- They have experience in your neighborhood and your market.
- They have oversight from brokers and state licensing officials.
- Their job is to advise you the best way to reach your goals.
- They know how to present your home and deal with buyers.
- They know how and where to market properties effectively.
- They know how to overcome typical snags that occur in real estate transactions and closings.
- They understand state-required disclosures and look out for your best interests.
- They understand personal safety and security for your belongings during showings.
- They know the best resources to make transactions go more smoothly, from bankers to home-stagers to contractors.
- They have access to the most accurate and comprehensive data - the MLS, the only data repository that has the most up-to-date listing and sales information.
- They know how to negotiate.
- Their job is making real estate transactions successful.
- Their continuing education keeps them up-to-date on housing issues.

With a real estate professional in your corner, you'll have a partner by your side to advocate for you and advise you through the entire home sale process.



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