

 **Comparative Market Analysis**

Market Analysis

&

Property Profile

Prepared Especially For:

Mrs. Ana Nava

Friday, December 2, 2011

Subject Property:

**20925 Menlo Avenue
Torrance, CA 90502**



Prepared By:

Derf Fredericks
The Real Estate Group
(310) 792-0907

Experience A World Of Difference!



Property Value

Mrs. Ana Nava
20925 Menlo Avenue
Torrance, CA 90502

Dear Mrs. Ana Nava,

Thank you for the opportunity to present my marketing plan to you.

**The market value of your property as of Friday, December 2, 2011 is:
Three Hundred Fifty Thousand (\$350,000)**

I have prepared this market analysis in order to provide you with the most current information about the market place.

Since comparable properties vary in size from your property and have different amenities, I have taken this market analysis one step further. In addition to the standard market analysis, I have prepared an "Adjusted Market Analysis" for you. This analysis more accurately indicates the "Price Point" of your area and for your size property in today's market place. With this information you will be able to determine the "salable" price range for your property.

It is especially important in the current market to set the price correctly. Modern technology makes comparison shopping easy for buyers. The "best" properties at the makes right price are attracting the qualified buyers.

Enclosed you will find a copy of my marketing plan. It is a dynamic plan. You are going to feel very comfortable with The Real Estate Group and me marketing your property.

I am looking forward to working with you!

Sincerely,

Derf Fredericks, Realtor
Licensed Broker, DRE#491652
Certified Residential Specialist



Subject



20925 Menlo Avenue Torrance, CA 90502

Bedrooms: 3
Lot Size: 57x100

Baths: 2
Lot Sq.Ft: 5638

Year Built: 1957
TGNO: 764-B5

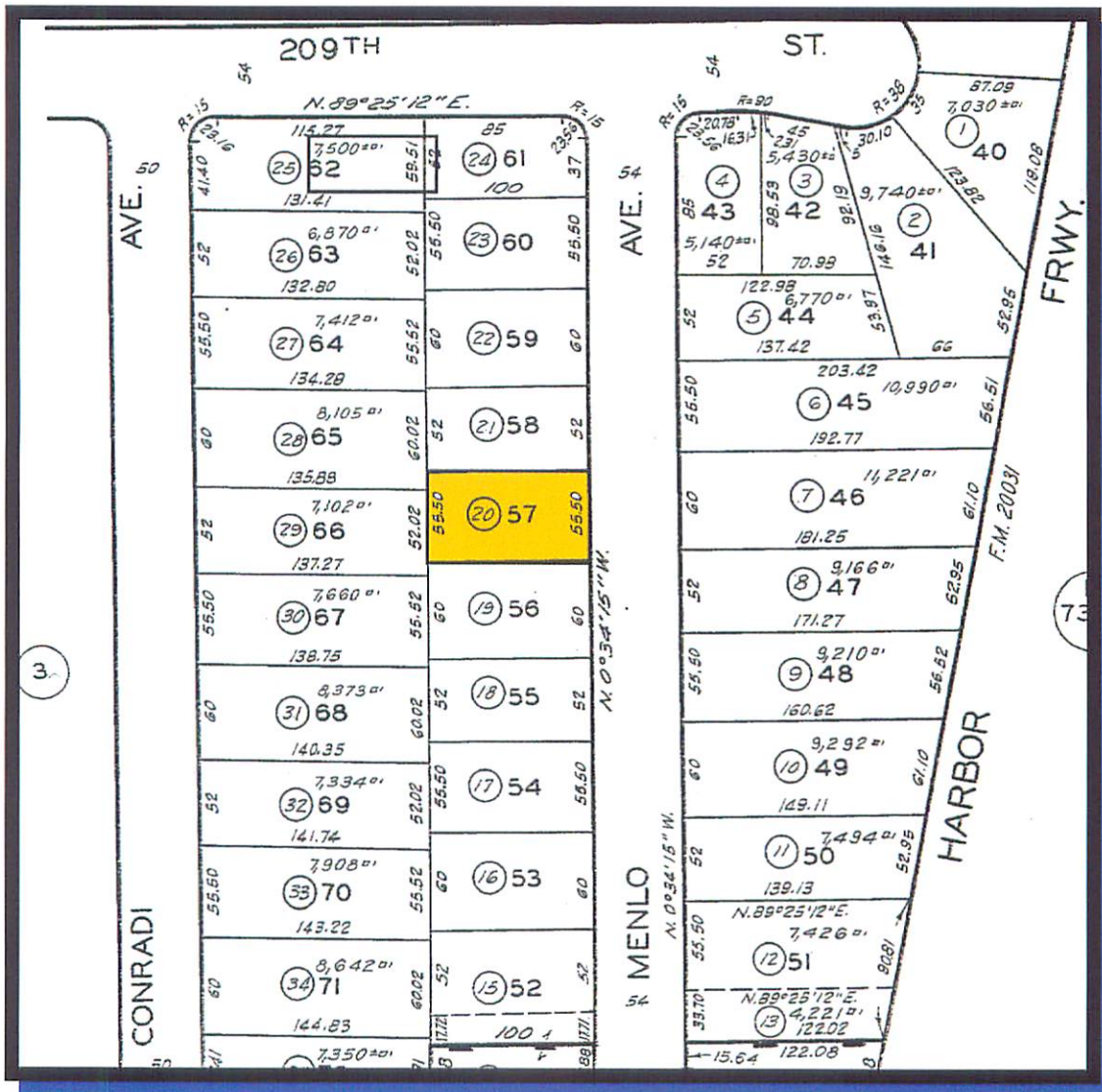
Square Feet: 1489

Remarks: Single family residence located in Torrance P.O.
Close to 110 Fwy and Parks. Exterior only previewed.

Comparative Market Analysis

Friday, December 2, 2011

Assessor's Map





Comparative Market Analysis

Friday, December 2, 2011

Aerial Map



Comparative Market Analysis

Friday, December 2, 2011

Seller's Net Cash

Mrs. Ana Nava
20925 Menlo Avenue
Torrance, CA 90502

Selling Price \$350,000

Encumbrances:

1st Loan	\$0
2nd Loan	\$0
3rd Loan	\$0
Total Loans	\$0

Gross Equity \$0

Closing Costs:

Escrow Fees	\$1,125
Title Insurance	\$1,225
Brokerage Commission (2%-5%)	\$17,500
Tax Stamps	\$385
Termite Inspection	\$0
Termite Work	\$1,500
Interest Proration	\$0
Rent Proration	\$0
Home Protection Plan	\$0
City Tax	\$0
Property Tax Proration	\$0
Credits - FHA & Repairs	\$0
Misc. Charges	\$500

Closing Costs \$22,235

Estimated Seller's Net Cash \$327,765

Cost estimates are approximate and may not include all costs (ie. Prepayment penalty, repairs, other prorations, etc.)



Derf Fredericks, Realtor
Licensed Broker, DRE#491652
Certified Residential Specialist

Mrs. Ana Nava



Market Analysis Explanation

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.





Comparative Market Analysis

Friday, December 2, 2011

Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Priced between \$275,000 and \$419,000

3 to 5 Bedrooms

1.00 to 2.00 Bathrooms

1,225 to 1,572 Square Feet

\$175 to \$288 per Square Foot

Built between 1941 and 1977

34 to 70 years old





Comparative Market Analysis

Friday, December 2, 2011

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	List Date	CDOM
21519 Budlong AV	\$349,800	3	2.00	1,225	\$285.55	1956	I11130157	9/28/11	65
	\$349,800	3.0	2.00	1,225	\$286	1956			65

Pending/Backup

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	List Date	CDOM
1267 Desford ST	\$379,000	3	2.00	1,352	\$280.33	1959	S11132467	10/07/11	13
20820 Brody	\$275,000	3	2.00	1,572	\$174.94	1960	R1104483	7/13/11	142
1046 Greenhedge ST	\$275,000	4	2.00	1,536	\$179.04	1953	P797747	9/26/11	67
20600 Budlong AV	\$349,900	5	2.00	1,482	\$236.10	1941	S11073631	6/09/11	176
	\$319,725	4.0	2.00	1,486	\$218	1953			100

Closed Sale

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
21519 Budlong AV	\$275,000	3	2.00	1,225	\$224.49	1956	S11077457	7/29/11	3
20611 Mariposa AV	\$310,000	4	2.00	1,477	\$209.88	1956	S11064066	11/09/11	190
1003 Greenhedge ST	\$387,500	3	2.00	1,452	\$266.87	1953	S11119264	10/21/11	41
21424 Meyler ST	\$400,000	4	2.00	1,455	\$274.91	1963	S11035436	10/05/11	171
21408 Berendo AV	\$426,000	3	2.00	1,454	\$292.98	1977	S11096509	11/04/11	56
1012 Torrance	\$345,000	5	2.00	1,546	\$223.16	1953	11522639	8/10/11	23
	\$357,250	4.0	2.00	1,435	\$249	1960			81

Expired

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	List Date	CDOM
1150 Levinson ST	\$350,000	3	2.00	1,287	\$271.95	1959	S10076024	7/16/10	243
	\$350,000	3.0	2.00	1,287	\$272	1959			243

Median: **\$349,850**
Average: **\$343,517**

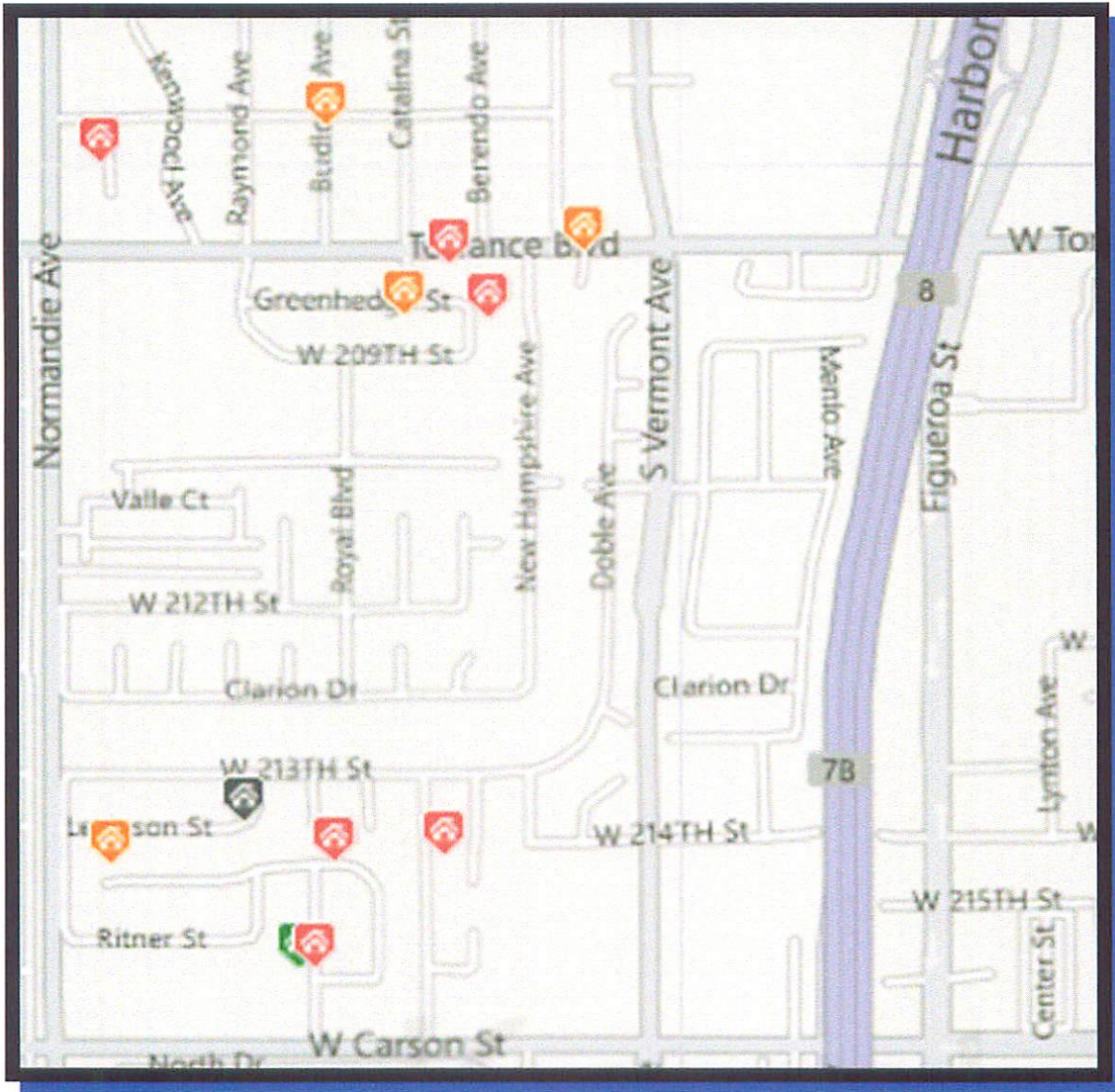
On average, these comparable listings sold in 81 days for \$ 357,250



Comparative Market Analysis

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Comparables Map



Listing Details

This page details the comparable listings contained in this market analysis.



21519 Budlong

Status:	Active	Bedrooms:	3
List Date:	09/28/2011	Bathrooms:	2
Area:	123	Sqft:	1225
LP:	\$349,800	SP:	
Listed:	09/28/2011	Built:	1956
DOM:	65	Lot Size:	5,474

Beautifully renovated single story home in the desirable area of TORRANCE! Fully rehabbed, this property is complete with gorgeous kitchen boasting new granite countertops and custom tile backsplash. Baths have also been updated with newer vanities and upgraded with custom tile tub surrounds and updated fixtures. **MUST SEE!!!**



1267 Desford

Status:	Pending Sale	Bedrooms:	3
List Date:	10/07/2011	Bathrooms:	1
Area:	123	Sqft:	1352
LP:	\$379,000	SP:	
Pending Date:	10/19/2011	Built:	1959
DOM:	13	Lot Size:	5,164

Gorgeous, highly upgraded 1 story 3 bedroom house in nice quiet neighborhood of well kept homes! Open living room with stunning new tile faced fireplace! Hardwood floors, plantation shutters, smooth ceilings and recessed lighting! Granite kitchen installed less than 2 years ago! Large bonus room / office. Master bedroom with walk-in closet. Almost new tile roof, newer driveway, copper plumbing. Grass backyard. Located in a quiet cul-de-sac. This is a terrific home at a great value!



20820 BRODY

Status:	Backup Offer	Bedrooms:	3
List Date:	07/13/2011	Bathrooms:	2
Area:	123	Sqft:	1572
LP:	\$275,000	SP:	
Listed:	07/13/2011	Built:	1960
DOM:	142	Lot Size:	7,379

Gorgeous Home Sweet Home, nice property in Torrance, central heating system & so much more. offer is subject to short sale approval Short Sale / Subject to lender appraisal



1046 GREENHEDGE

Status:	Backup Offer	Bedrooms:	4
List Date:	09/26/2011	Bathrooms:	2
Area:	123	Sqft:	1536
LP:	\$275,000	SP:	
Listed:	09/26/2011	Built:	1953
DOM:	67	Lot Size:	4,887

This is a Short Sale. Nice property located in a good neighborhood.

Listing Details

This page details the comparable listings contained in this market analysis.



20600 Budlong

Status:	Backup Offer	Bedrooms:	5
List Date:	06/09/2011	Bathrooms:	2
Area:	123	Sqft:	1482
LP:	\$349,900	SP:	
Listed:	06/09/2011	Built:	1941
DOM:	176	Lot Size:	6,300

WOW! HUGE PRICE DROP! TAKE ANOTHER LOOK! A wonderfully remodeled 5 bedroom, 2 bath, home and yes it was done with permits. Nothing to do but move in. New kitchen cabinets, granite counters, 20X20 tile floors. Living room and hallways with hardwood floors, bedrooms with carpet. 1 of the bedrooms has a door that leads to the exterior which would be perfect for an office, or parents staying with you. 2 full updated baths. Forced air heating & A/C, new composition roof. Bring your car buyers, 2 car detached garage with huge fenced in concrete pad on the side of the garage for many, many cars or RV parking.

Nice big corner lot with fenced in grass yard. And the best part, it's a STANDARD SALE. Remember those? No waiting months for an answer, the seller is ready to go!!



21519 Budlong

Status:	Closed Sale	Bedrooms:	3
List Date:	06/17/2011	Bathrooms:	1
Area:	123	Sqft:	1225
LP:	\$275,000	SP:	\$275,000
End Date:	07/29/2011	Built:	1956
DOM:	3	Lot Size:	5,454

Nice Torrance PO property, has some upgrades, good floorplan, needs a little bit of TLC. The subject has wood laminate type flooring, pleasant backyard, Tax records indicate 1 bath. Two were found. Buyer to verify any and all city reports and permits. Garage has also been converted to living space permit status unknown. Shows well.



20611 Mariposa

Status:	Closed Sale	Bedrooms:	4
List Date:	05/04/2011	Bathrooms:	2
Area:	123	Sqft:	1477
LP:	\$299,000	SP:	\$310,000
End Date:	11/09/2011	Built:	1956
DOM:	190	Lot Size:	5,037

Nice Property With Square Footage, Updated Kitchen, Nice Large Additional Room In Back With Fireplace. Swimming Pool And Ready For A New Family, Two Bedrooms And A Bath Upstairs And Two Bedrooms Downstairs Too!

Listing Details

This page details the comparable listings contained in this market analysis.



1003 Greenhedge

Status:	Closed Sale	Bedrooms:	3
List Date:	09/09/2011	Bathrooms:	1
Area:	123	Sqft:	1452
LP:	\$374,900	SP:	\$387,500
End Date:	10/21/2011	Built:	1953
DOM:	41	Lot Size:	5,939

STANDARD SALE! Call your fussiest buyers for this tastefully remodeled 3 bedroom 2 bath one-level home located on a quiet residential street.

This home has great curb appeal and the interior is just as nice. Remodeled kitchen features granite counters, natural stone backsplash and new stainless steel appliances. Versatile floor plan features a breakfast nook plus a larger, more formal dining area. Spacious family room with travertine fireplace is a great place to entertain family and friends. There's also an approx. 300 sq ft finished bonus room with tile floor and lots of windows that is not included in the square footage (buyer to verify permit status). Interior and exterior have been freshly painted. Hardwood floors have been refinished and plush new carpeting has been installed. Fenced front and rear yards have been professionally landscaped and include auto sprinklers. There's a 2 car garage with direct access to the house plus plenty of additional driveway parking. A must see home!



21424 Meyler

Status:	Closed Sale	Bedrooms:	4
List Date:	03/19/2011	Bathrooms:	1
Area:	123	Sqft:	1455
LP:	\$415,000	SP:	\$400,000
End Date:	10/05/2011	Built:	1963
DOM:	171	Lot Size:	9,150

Recipe for Success: Start with a LARGE, fenced, finely landscaped lot - add ample covered patio, include sliding glass doors for inside/outside living - bring the outside into a nicely appointed living room with fireplace and recessed lighting. Next provide ample space in the dining area to seat the entire family and lead right into a beautiful gourmet kitchen with built-in appliances and even "kitchen office nook" for for the taskmaster of the house. Granite counter tops and glass cooktop create ambience and efficiency. Next, add 4 comfortable bedrooms, the master with an ensuite bath plus an attached two car garage with direct entry into the home and you have a beautiful home for the most discerning buyer. Call for your private preview today.



21408 Berendo

Status:	Closed Sale	Bedrooms:	3
List Date:	07/25/2011	Bathrooms:	2
Area:	123	Sqft:	1454
LP:	\$419,000	SP:	\$426,000
End Date:	11/04/2011	Built:	1977
DOM:	56	Lot Size:	5,049

Standard Sale!! Step into this light & spacious house with light wood laminate floors throughout. Step-down front room is perfect for a theater room, pool table, or formal living room. Gorgeous remodeled kitchen (one year old) with detailed wood cabinets and granite counters overlooks family room. It even has a water filtration system. Family room has a fireplace and opens to back patio, which has a productive peach tree, persimmon and guava. Bedrooms are spacious and the master offers a long closet plus its own bath. Garage has been converted to an office and laundry room.

Listing Details

This page details the comparable listings contained in this market analysis.



1012 TORRANCE

Status:	Closed Sale	Bedrooms:	5
List Date:	04/25/2011	Bathrooms:	
Area:	699	Sqft:	1546
LP:	\$334,000	SP:	\$345,000
End Date:	08/10/2011	Built:	1953
DOM:	23	Lot Size:	4,950

Gorgeously remodeled 4 bedroom home. Enter through the grand double door entry to the foyer and into the open living room. Off the living room is the formal dining room with double doors into the grassy backyard. Updated kitchen with granite counter tops and a breakfast area. Laundry area, newly remodeled bathrooms, recessed lighting, new windows, and so much more. Take a look at the pictures... absolutely gorgeous! Regular sale.



1150 Levinson

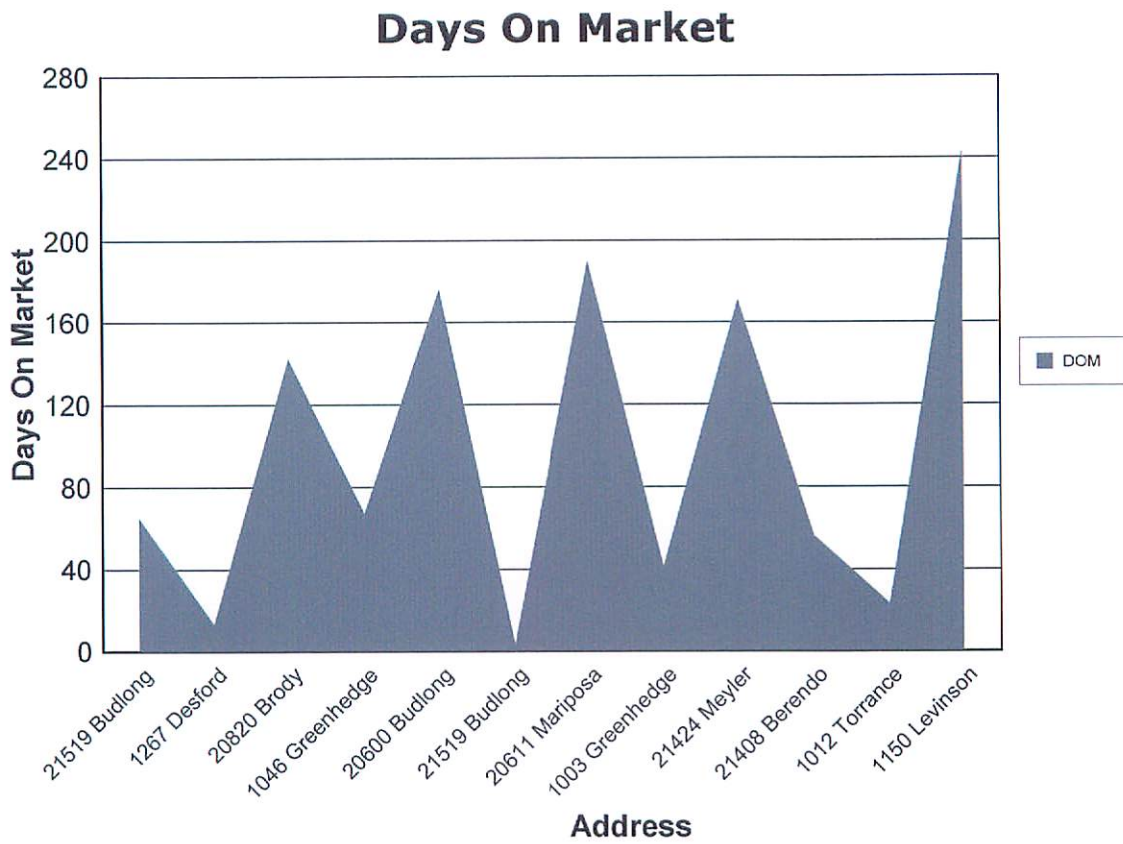
Status:	Expired	Bedrooms:	3
List Date:	07/16/2010	Bathrooms:	2
Area:	123	Sqft:	1287
LP:	\$350,000	SP:	
End Date:	07/15/2011	Built:	1959
DOM:	243	Lot Size:	5,870

Bank just approved the short sale, Home is in a great neighborhood and in fair condition.



Number of Days On Market

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



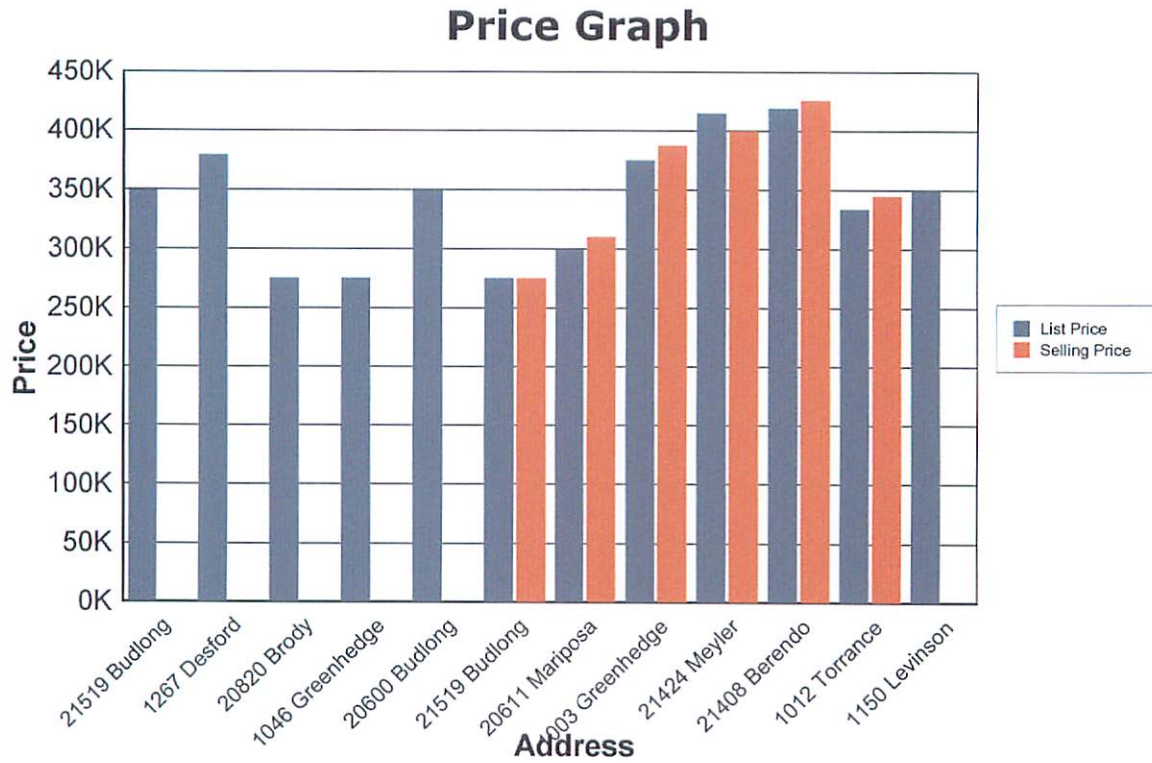


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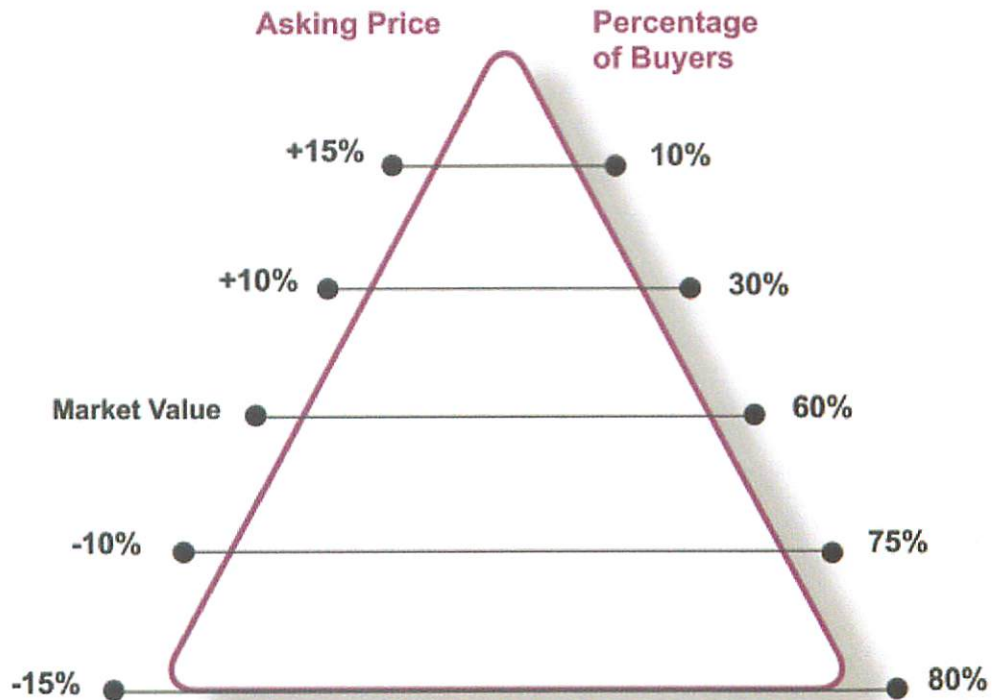
List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.



The Importance of Pricing

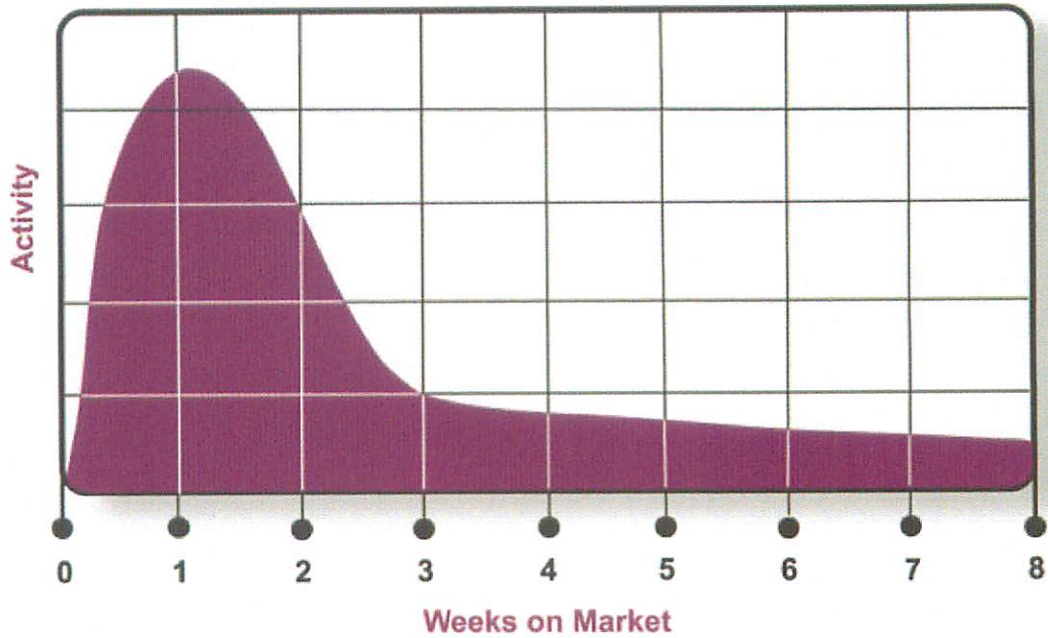
This chart highlights the importance of pricing correctly at market value.



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.



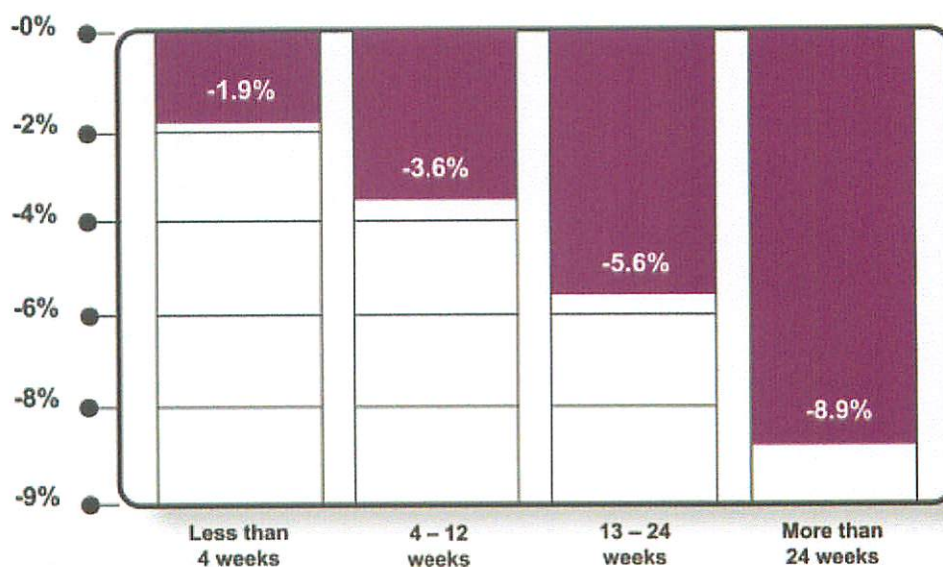
This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important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



The Effect of Over Pricing

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

This is the average percentage difference between the Selling and Asking Price by the length of time the home was on the market.

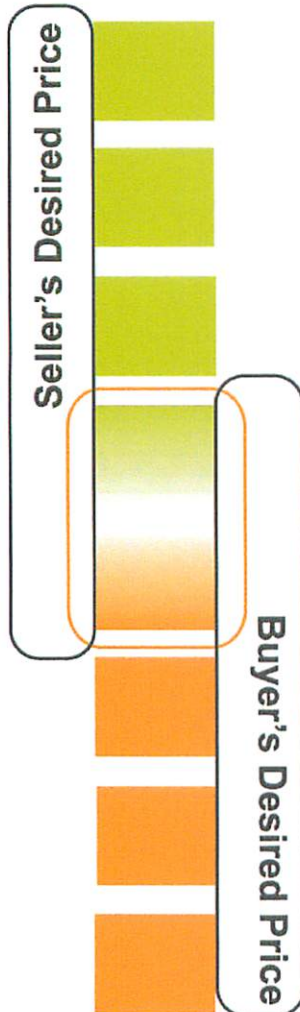


- Put your best foot forward immediately
- Establish a competitive asking price
- Keep your home in top showing condition
- Offer favorable financing terms



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.

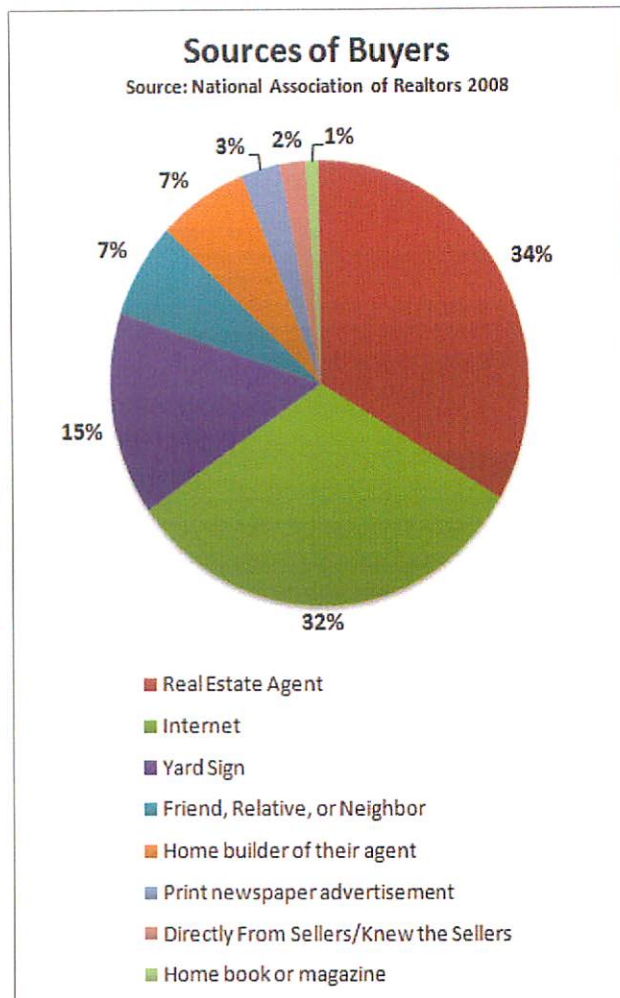


Sources of Buyers

This page illustrates the primary sources of buyers for your property.

When you want a buyer, come to us first

There are several excellent reasons for selecting a professional Real Estate Agent to handle the sale of your property. For starters, our long-standing real estate expertise gives us the ability to network with other firms' agents to promote your property to the widest possible audience, including the Internet. Selling your property depends on a lot more than advertising and signage – it takes referrals, word-of-mouth advertising, and networking.



Steps to a Positive Showing

This page describes the key steps to making for a positive showing of your property.

You only get one opportunity to make a good impression, so you want to make it count. By following these guidelines, you'll enhance the attractiveness of your property and reduce the time it takes to generate serious offers.

First Impressions

How your property appears from the outside is important. To make a good first impression on a buyer, a clean driveway, a freshly mown lawn or a trimmed hedge will work wonders.

Do a critical inspection of the exterior of your property, paying special attention to the condition of your windows, shutters, screens and gutters. One of the first things a buyer will notice is the need for painting. If your property looks like it needs painting, many buyers will form an unfavorable impression. Elsewhere, little things count. Make sure the front door is spotless, including the doorknob, and that the windows gleam.

Cleanliness Counts

Once inside your property, one of the key factors that influences its appeal to a buyer is cleanliness. Most important is front hallway, the kitchen and the bathrooms. Do a room-by-room cleaning, and don't forget any out-of-sight areas because that's often where a discriminating buyer will look first.

The state of the carpets can also be a determining factor. At the very least, have your carpets cleaned, and if they are worn, it's wise to replace them, or remove them if there is hardwood underneath.

Less is More

Clutter makes a poor impression. In closets, cabinets, kitchen countertops and other storage areas like basements, remove anything not needed for daily housekeeping. To make each room in your property look larger, get rid of or donate unnecessary furniture. Walk through your property and think: "Less is more."

Repairs

Make sure everything is in good working order. Dripping faucets, squeaky steps and loose doorknobs can easily create a bad impression and reduce the value of your property. A few hours spent on repairs, whether by yourself or a tradesman, can pay big dividends when an offer is made.

Little Things Count

It's easy to improve the appearance of any room. You may want to replace worn rugs or small pillows, put new towels in the bathroom or brighten up a room with a vase of flowers.

Pull Together

Get all the members of your household to pull together when it comes to getting – and keeping – your property ready to view. By getting everyone into the habit of spending a few minutes tidying up every morning for an afternoon showing, you improve your chances considerably.

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.

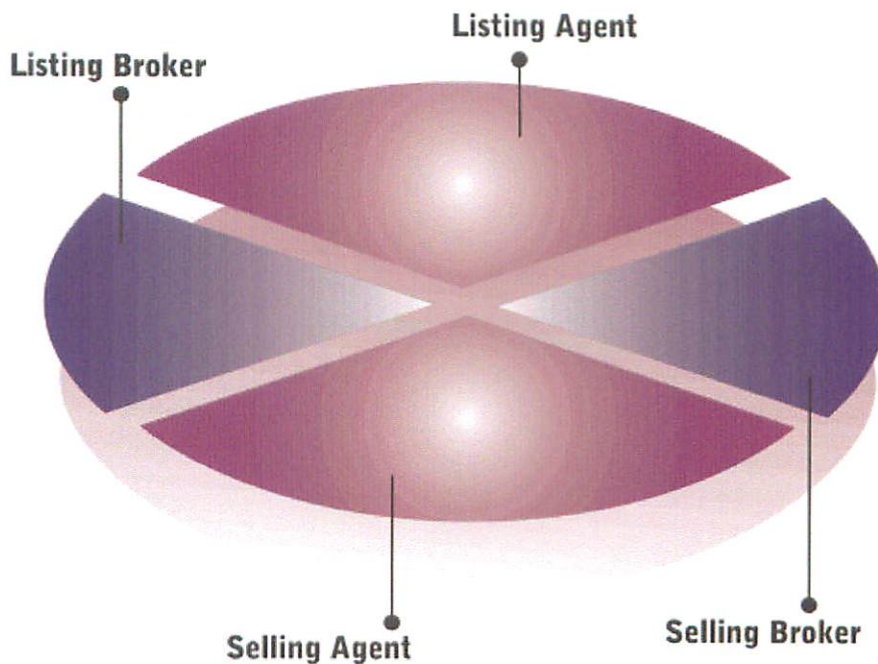
Commision Schedule

Fee	Property	Service
5%	Residential & Income	Seller/Buyer Representation Marketed on the M.L.S.
4%	Residential & Income	Seller/Buyer Representation Marketed on the M.L.S. Sold by Derf Fredericks
3%	Residential & Income	Seller/Buyer Representation Marketed on the M.L.S. Sold by Derf Fredericks Buyer referred by Seller
2%	Residential & Income	Seller/Buyer Representation Not marketed on the M.L.S. Sold by Derf Fredericks Buyer referred by Seller

"I will meet or beat any broker's commission quoted for comparable service!"

Where a Commission Goes

This page describes how a commission is divided amongst all of the parties involved.



After a successful sale of your property, the real estate commission is shared among all who assisted in this important transaction. Generally, the commission is divided four ways: to the listing broker, the listing agent, the selling broker and the selling agent. In recognition of the important roles each played in the sale of your property, each is compensated by a percentage of the commission.



The Benefits of Using a Professional Realtor

This page outlines the benefits of using a professional Realtor to sell your property.

You'll experience a wide variety of benefits when you hire a real estate professional. Successfully selling a property is a complicated exercise, and Realtors have the experience, resources and contacts to complete your sale quickly and smoothly.

Pricing

A Realtor will set the selling price of your property at a level that accurately reflects its value in current market conditions and will not cost you missed opportunities.

Marketing

A Realtor will have many useful suggestions on ways to improve the marketability of your property, including cosmetic repairs and other items that will create a favorable impression among buyers.

Your property will enjoy a wider exposure among buyers when you use a Realtor. In addition to using flyers and organizing open house days, a Realtor's extensive contact list of former clients, newly qualified buyers and other industry professionals can significantly reduce the time your property is on the market.

A Realtor will also allow you to tap into a highly productive and extensive industry network, such as a Multiple Listing Service or other industry marketing system.

Advertising your property efficiently is another area where a Realtor can play an important role. A Realtor's experience in deciding on the most appropriate type and frequency of advertising for your property can be invaluable. For example, placing too many ads can create the impression that there may be something wrong with the property or that the seller is desperate.

Security

Security is a major consideration when showing your home. By using a Realtor, you can rest assured that all showings will be pre-screened and supervised.

Negotiating

When negotiating a purchase, most buyers prefer to deal with a middleperson who is objective, unemotional and professional. Buyers will often feel more comfortable with a Realtor than with the owner when they want to raise issues that need resolving before making an offer.

Monitoring, Renegotiating, Closing or Settling

A Realtor will guide you through the minefield of potential problems associated with the appraisal, inspection and financing process, including the often complicated escrow instructions. In addition, your agent can meet and instruct any specialists or tradespeople who may be required for repairs or other issues that need to be completed before closing.



Top 10 Reasons

- 1. Experience**
- 2. Knowledge**
- 3. Team Derf**
- 4. Communication**
- 5. Property Evaluation**
- 6. Marketing**
- 7. Commissions**
- 8. Company Support**
- 9. Professionalism**
- 10. Satisfaction Guarantee**





Team Derf

Coach House Escrow

Sue Han, Escrow Officer, 310-698-4533

Advantage Title Company

Robert Noh, 310-357-9611

Andy's Termite & Pest Control

Andy Santonello, 310-534-2700

Real Estate Loans

Jonathan Caguioa, 562-233-4426

Property Inspection Services

BPG, Ken Novinski, 562-726-9194

Certified Public Accountant

Bruce Gedminas, CPA, 310-948-3353

Home Warranty Services

BPG, Tony Calvin, 310-866-9229

1031 Exchange Facilitator

Exchange Resources, Inc., Phil Atwan, 213-479-8800

Virtual Tours

Circlepix 360° Photos & Flyers



Broker Profile

Derf Fredericks

Background: Born and raised in the South Bay. Entered the real estate business at 21 with Fred Fredericks Realty, a family owned business started in 1957. Received broker's license in 1978, company ownership in 1982 and merged with The Real Estate Group in 1999. Selected as the Managing Broker in 2007. Married to Monica with 3 sons; Daniel (1983), William (1984), and Charles (1990).

Education: University of Southern California
El Camino College
Gardena High School

Awards: "Jaycee of the Year"
"Outstanding Young Men of America"
"Realtor of the Year - 1984"

Real Estate Affiliations: Torrance, Lomita, Carson Board of Realtors Past Service

- Director & Finance Chairman
- B.O.R.P.A.C. Trustee
- Professional Standards & Practice Committee
- Arbitrator and Hearing Officer for ethics violations
- President 1987

California Association of Realtors

- Past Director

L.A. County Board of Supervisors

- Assessment Appeals Hearing Officer

National Association of Realtors

- Certified Residential Specialist

Community Service: Torrance Rotary - Past President
Gardena Valley Kiwanis - Past Officer
Olde Torrance Neighbors - Past President
Torrance Jaycees - Past Officer
Big Brothers of Greater Los Angeles - Big Brother
City of Torrance - Retired Airport Commissioner
Torrance Chamber of Commerce - Past Director
Boy Scout Troop 948 - Charter Representative
El Camino College - Real Estate Instructor & Foundation Board Member

Greatest

Achievement: Charles, William & Daniel



Derf's Guarantee

Satisfaction Guarantee



**When Derf Fredericks markets
your property, you are
guaranteed ethical and
hardworking service or you may
cancel the listing agreement!**



"Experience A World Of Difference!"

Derf Fredericks
Licensed Broker, Realtor
Certified Residential Specialist

