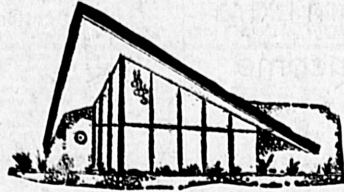


PARADE OF HOMES



FREDERICKS REALTY & ESCROW



RALPH CAMERON
BROKER

Member of the Following Boards:

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- Torrance-Lomita Board of Realtors
- Hawthorne-Lawndale Board of Realtors
- L. A. Board of Realtors—Southwest Branch



LESLIE MAAHS
SALESMAN

DIRTY BUT CHEAP

3 bedrooms, 1 1/2 baths, just listed and priced to sell quick. Bring your wife and your scrub brush and make this home sparkle. Good big loan already available, so no points. Full price only \$18,750. #130



CY WEBBER
SALESMAN

SOUTHWOOD

4 bedrooms, family room, built-in stove and oven, step-down living room with attractive fireplace and wall to wall carpeting. Owner has been transferred and wants a quick deal. Submit all offers. #131



DON MORRIS
SALESMAN

WIFE PLEASER

Show this 3 bedroom and family room home to your wife and watch to see how pleased she will be. It is truly a quality home from beginning to end. It has the built-in kitchen, forced air heating, carpeting, fireplace, covered patio, and big 2 car garage. Full price, \$24,500. And 10% down. #114



RUSS AMADO
BROKER

\$500 DOWN

Here's a chance to have a lovely 3 bedroom home with a small down. It has a big kitchen, wall to wall carpeting, cement block fence, and a big 2 car garage. Full price only \$16,500, with \$500 down. #106

We Process Our Own Escrows

Your Listing - Your Sale - Your Purchase - Your Escrow - Your entire transactions are handled by capable, courteous, dependable personnel from beginning to end. No better service rendered—anywhere.

BRAND NEW HOMES

All are 3 bedroom, 1 1/2 bath with built-in range and oven, thick wall to wall carpeting, forced air heating and choice of modern or provincial styling. Full price only \$21,950 and as low as \$1,200 down. #12

LITTLE MANSION

Here's a dandy 3 bedroom and den home with 1 1/2 baths and a 1 bedroom rental in the rear plus a kidney shaped pool and a big lot #2x239. There's a lot of value here for the money and a wonderful place to raise children. Asking \$31,500 with 10% down. #133

SPECULATORS SPECIAL

Once in a lifetime opportunity knocks and it's knocking now. It has 3 lovely bedrooms, new wall to wall carpets, rear living room, cement block fence and 2 car garage. Owner anxious and save, submit all deals. #126

HEAVEN IN HAWTHORNE

We just listed this darling 2 bedroom home in Hawthorne and it's close to everything. It has a big, big family kitchen, big, bright bedrooms, fenced yard, hardwood floors and priced right at only \$14,950. #118

5 DELUXE UNITS

There's an owners 3 bedroom, 1 1/2 bath plus 4 2-bedroom rentals. All have wall to wall carpeting, built-in range and oven, sun decks, patios and they're brand new. You may trade in your present home or we can arrange easy terms for you. #5

VACANT

Three bedrooms, 1 1/2 baths, has wall to wall carpeting, rear living room, 2 car garage, big FHA loan of \$15,500 with payments less than rent. Just move in and start living. Full price only \$19,500. #129

PRICE REDUCED

Now you can be a speculator. The price on this 2 bedroom and den home has been reduced \$1000 for quick sale, and you can buy it with FHA. Conventional or maybe G.I. financing, so come on out to see it. It's on an R-2 lot too, only \$16,950 full price.

IT'S PRECIOUS

We've just listed this darling cedar rustic resale. It has all the extras, built-in, carpeting, forced air, 2 car garage, 1 1/2 baths and really priced to sell at only \$18,600. Easy terms. #105

SOUTHWOOD SPECIALS

Two on the same street to choose from and both have existing G.I. loans which can be assumed. Wall to wall carpeting, cement block fencing and in lovely quiet neighborhood. Be sure call and inquire about #125 and #132.

3 BATHS

G.I. resale has 3 big bedrooms, 3 baths with lovely carpeting and draperies, cement block fencing, 2 car garage, fruit trees, and lots of extras. Submit your trades for smaller income properties. Full price only \$21,500. #134

BIG 4 BEDROOM

Here's a dandy big 4 bedroom home in North Torrance with thick shake shingle roof, has natural cabinets, carpeting, drapes, sliding glass doors and it's vacant and ready for immediate ownership. Full price only \$23,950. #124

ALMOST NEW

Lovely 3 bedroom and family room home has electric built-in kitchen, double faced fireplace, wall to wall carpeting throughout and it's less than one year old. The hard work is all done. #123

WHY PAY RENT?

Why rent when you can own a darling 2 bedroom home such as this. It is completely carpeted and the kitchen and bath have lots of tile. Submit \$500 down to new FHA loan and have payments around \$100 including tax and insurance. Better hurry on this one. #107

Home Hints

Mr. F. Romo, of Hawthorne, asks this question:

"WHY ARE BUYER'S ESCROW CHARGES SO HIGH?"

Escrow charges are actually very low. The buyer's escrow charge generally cost \$30.00 for the initial fee and \$1.00 for every \$1,000.00 of the sales price.

However, the closing costs, which many people misinterpret as escrow charges, occasionally run quite high. This is due to the following: The charge for placing a new loan is usually 1% to 2 1/2% of the amount of the loan, this going to the lender in the form of a discount for making the loan) the lender also requires fire insurance generally a 3 year policy paid in advance; an A.T.A. policy of title ins. is required (over and above the Title Policy the seller pays for the protection of taxes depends upon the time of year the property is purchased and whether the taxes were paid in advance; in the event the home was purchased under F.H.A. or G.I. financing, an impound fund (or trust account) is set up for the benefit of the buyer (which is an additional cash outlay).

It is very difficult to estimate closing costs; as an approximate figure, it costs about \$225.00 when placing a new conventional loan, and \$500.00 by placing an F.H.A. loan. These preceding figures are based on a \$17,500.00 sale, and are extremely flexible depending upon the individual home. If you are considering buying a home, consult your Realtor for a breakdown on the home you are purchasing.

Read my column every Thursday and Sunday in the Torrance Herald. If you have any questions you would like answered, feel free to write to me, Fred L. Fredericks, Fredericks Realty.



BEN NOWATKA
BROKER



JOE BABICK
SALESMAN



BEN CLARK
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RAY POWELL
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2 Blocks West of Hawthorne Blvd. — Torrance
4126 Sepulveda Blvd. Open Daily 8 am to 8 pm FR 8-8447
Saturday and Sunday until 7 p.m.

GATEWOOD ESTATES

From \$495 Down Full Price \$18,995

- 3 BEDROOMS
- 1 1/2 BATH
- PULLMANS IN BOTH BATHS
- BUILT-IN RANGE AND OVEN
- COLOR CO-ORDINATED HOOD AND RANGE
- FORCED AIR FURNACE
- CARPETING
- NATURAL KITCHEN CABINETS
- TILE STALL SHOWER
- SEPARATE SERVICE PORCH

WALKING DISTANCE TO SCHOOLS AND SHOPPING
GRANT DEED TO BUYER

John R. Day Jr. Agent
Phone TE 5-5144 — Open Fri., Sat. and Sun. 'til 9 P.M.
ONE BLOCK E. OF MAIN, 2 BLOCKS NORTH OF CARSON ON DOLORES ST.

VETERANS—USE YOUR GI OR CAL-VET. We also specialize in FHA.

FHA BUYERS ATTENTION!!

FHA BUYERS WITH LESS THAN 10% DOWN—WE HAVE SEVERAL 3-BEDROOM, 2-BATH SOUTHWOOD HOMES THAT WILL SELL! FHA, STARTING AS LOW AS \$1400 DOWN.

ARE YOU?
Looking for that rare patio model in Southwood, which has large family kitchen, and the covered patio which is easily converted to a family room? Beautiful landscaped, 3 good sized bedrooms, 1 1/2 baths, 10% down will handle.

RUSTIC RANCH 3 & Family
Large G.I. loan of \$12,600 on this rear living room home, big family room with modern Danish stove fireplace, 1 1/2 baths, also 18 ft. filtered Doughtboy pool included. Owner anxious.

3 AND RUMPUS \$19,950
Take over large GI loan and \$102 per month pays everything on this extremely nice, 3 bedroom, 1 1/2 bath home in Southwood. Newly decorated, beautiful wall to wall carpet and drapes, big rumpus room. A real value. FR 1-3535.

FR 1-3535 Anytime

Real Estate Is A Good Investment!

Torrance Gardens!
This splendid 2 bedroom and den on R2 lot in central Torrance? Kitchen just remodeled—garage off alley—Hurry, hurry on this one—\$2500 down—total sales price of \$19,950.

Sunray Special!
One of the very best homes in the area is this 3-bedroom & family room & 1 1/2-bath—like new. And best of all has existing G. I. loan \$2000 will handle down.

In Southwood Area!
Hurry, hurry, on this one. A 3-bedroom, 1 1/2 bath home in excellent neighborhood, near schools and shopping. Fenced yard with patio. \$2,500 will handle down payment.

4 Bdrm., 1 1/2 Bath! Madrona Square!
Trying to find a large home for your family? Well, here is a lovely 3-bedroom, 1 1/2 bath home with very large dining area. Built-in range and oven, forced air heat, fireplace, sprinkler system, near City Hall. See us for details!

2 Bdrm., & Den!
Again you have the opportunity to look at this lovely home with beautiful wall-wall carpets, drapes, fireplace, breakfast bar, 1 1/2 baths, etc. in good section of Torrance. Owner quite anxious. Submit offer.

2 Bdrm., Central!
How about this nice 2-bedroom home with 1 1/2 baths and den in central Torrance? Kitchen just remodeled—garage off alley—Hurry, hurry on this one—\$2500 down—total sales price of \$14,950.

Kettler - 3 & 1/4!
Nice 3-bedroom with 1 1/2 bath, electric built-in range & oven, block wall fence—\$6000 lot—Priced at \$21,950—seeing is believing!

On A Corner!
Looking for a 3-bedroom and family with 1 1/2 bath? Has a step-down family room, nice built-in range and oven, with dishwasher, fireplace, beam ceiling, forced air heat, drapes, etc. \$2,500 down.

Up In Heaven!
In Victoria Knolls on a beautiful view lot, we can show you a lovely 3-bedroom, 1 1/2 bath home with wall to wall carpets, drapes, natural wood cabinets, double garage. \$2,300 down.

South Torrance!
3-bedroom & den with 1 1/2 bath. Wall-wall carpets, drapes, built-in, fireplace, forced-air heat, double garage, dining room, rock roof—FHA commitment is \$20,900. Seller quite anxious. Submit offer.

We Have Available, FHA and G.I. Financing

KEN MILLER REALTY
1503 Crenshaw Blvd. Torrance FA 8-1049
Lomita DA 6-3555
1955 Pacific Coast Hwy.

frances

REAL ESTATE
2276 Torrance Blvd.
FA 8-0421

TORRANCE PARK AREA—See this splendid 2 bedroom and 12x18 den with fireplace, large lot. Close to schools. Full price, \$17,950.

SOUTH TORRANCE Location. Custom-built, extra large 1,830 sq. ft., 2-bedroom and den with raised fireplace, sliding glass door to patio. Built-ins, completely insulated. Spacious. 2 years new. \$31,000.

HOLLYWOOD RIVIERA Location. 4 unit apartments, fully rented. 4 2-bedrooms, 2 1-beds, rooms, shows good income. Full price, \$74,500. \$15,000 down.

SPANISH STEUCCO 3 bedrooms, 2 baths, hardwood, tile, 2 patios, 1 with fireplace and BBQ. Close to Nativity school. \$19,950.

HAWTHORNE BLVD. Build to suit on this strategic 457 x 287 commercial property.

PRICE REDUCED. 4-bedroom stucco in Torrance, 1 1/2 years old. Forced air heat. Fireplace, 1 1/2 baths, shake roof. \$25,950.

TORRANCE BLVD. Corner. detached for business. Has 4 rentals.

DUPLEX 3-bedroom, 1 1/2 baths. And 2-bedroom. Hardwood, tile, garages between units.

DUPLEX 2 bedrooms each central Torrance. 2 car detached garage.

4 BEDROOM, den and covered enclosed patio, on R-2 corner in central Torrance.

122 x 305 lot in county M-zone.

EVE. PHONES
REALTOR
FRANCES BERNARD, FA 8-0579
ASSOCIATES

HELEN McDONNELL, 271-1192
LARRY POESKE, FA 8-3128

PENTHOUSE IN THE SKY
Panoramic view of Catalina. 3-bedroom, family room and detached rumpus room with wet bar, 2 baths, corner fireplace, wall to wall carpets in living room, bedrooms and on bath. Built-in electric range and oven. Beautifully landscaped fenced yard on 75 x 185 lot.

In Town Convenience With Country Atmosphere
Will go G. I. nothing down, 2 and den, tile kitchen, tile bath, built-in kitchen, service porch, full price \$12,750. #111.

2 Vacant Homes
3 bedrooms each, immediate possession. One has forced air heat, and built-ins. Call for further information. #110.

In a Neighborhood Where Pride Shows in Every Home
With sparkling clean 3-bedroom, wall to wall carpeting, thermostat heat, water softener, etc. Come see this for yourself. Only \$18,500 full price. #102

Just 3 Blocks From The Lovely South Bay Shopping Center
3 bedroom, tile kitchen and bath, wall to wall carpeting and drapes, hardwood floors, large 60x100 fenced yard. Disposal and service porch. Close to school and shopping. Will go FHA! 10 down. #108.

Near New West High and Bishop Montgomery
3 Sunrays to choose from all with 3 and family room, modern built-in kitchen, wall to wall carpeting and many more items. #110, #111, #101.

Just a Glimpse And You Know It's a Community Where People Care
4 bedrooms, 2 baths, large kitchen, 15 x 36 patio, water softener, new 40-gal. water heater, sprinkling system. Only \$17,250 full price. Low down. Good financing. #120

Meal Preparing's A Breeze in This Ultra Modern Kitchen
And you will like the convenient floor plan with 3 bedrooms and large fireplace. 2 baths, all modern built-ins in family style kitchen, drapes throughout, with built-in bookcase, forced air heat, many more features you've been wanting. Good financing. Will go FHA if you prefer. Don't miss seeing this. #105

Paradise Realty
WE SPECIALIZE IN FHA, G.I. AND CAL-VET FINANCING
5500 TORRANCE BLVD.
ACROSS FROM TORRANCE DRIVE-IN THEATER
FR 1-4621 Open 9 'til 9 SP 2-2795

OPEN HOUSE SUN. 1-5 P.M. 22421 Marjorie St.
Immaculate home in Southwood—wall-wall carpeting in living room and dining area. See this home of comfort and convenience with covered patio, block wall fence and double garage. Priced for immediate sale at \$18,500.

OPEN HOUSE SUN. 1-5 P.M. 26248 Alta Vista
Beautiful custom built 3-bedroom home in the Pines area on large 62 x 120 ft. lot. Only 4 years old, built-in range, oven, wall to wall carpeting, PV stone fireplace, forced air heat, separate dining room, 2 patios, double garage, corner lot. Submit your down payment.

CENTRAL TORRANCE
Investment opportunity with 3 homes on 1 lot, in good condition. Within 3 blocks of downtown Torrance. One 2-bedroom and one 1-bedroom, single garage, no vacancy factor. Call for more information. This weekend only at \$14,750. Submit your down payment.

LOMITA PINES
3-bedroom, 2-story fireplace, guest house on huge fenced lot. Priced at \$31,500.

HOME AND INCOME
3 units — Owner's unit, has 2 bedrooms. All units have wall to wall carpeting, stoves and refrigerators, air-conditioned, garages. Total price \$49,500 with \$5,000 down.

Progress Realty Co. Realtors
26314 South Western Ave. DA 5-1171 SP 5-6347

CLASSIFIED AD RESULTS ARE SWELL! CALL FA 8-4000

OLDER HOME NEEDS PAINT
Beautiful location in Lomita, Zone R-2, 50' x 145' lot, 2 bedrooms, large kitchen and dining area, walking distance to Post Office, bank, bus, shopping area, priced at only \$14,000. \$2,500 down.

2 BEDROOM AND LARGE DEN
\$1,500 DOWN, 1 1/2 baths, W/W carpet, extra large kitchen and dining area, detached double garage, priced at only \$15,000.

OPEN HOUSE SUNDAY - 1-5 P.M. 1635 W. 265th St., Lomita Pines Area
Beautiful corner property, 3 bedrooms, all built-ins, breakfast nook, wired for 220, rumpus room, with fireplace, off double garage, lovely yard with fruit trees. Only \$2,100 down.

SOUTHWOOD AREA - 5509 W. Carson St.
Backyard has room for a boat. 3 bedrooms, 1 1/2 baths, W/W carpet, one of the popular floor plans in Southwood. \$2,100 down will handle.

SPOTLESS CONDITION, "EXCELLENT NEIGHBORHOOD"
Newly decorated inside and out, beautiful wool carpeting, 3 bedrooms, 1 1/2 baths, block fenced back yard, lovely drapes throughout, down payment \$2,150.

OUTSTANDING BUY IN LOMITA
3 bedrooms, 1 1/2 baths, fireplace, built-ins, covered patio, only 2 blocks to nice recreation park, walking distance to grade and high school, \$2,500 down will be OK.

VAUGHN
DEL VAUGHN REALTOR
2 Offices to Serve You
Open Evenings 'til 7 P.M.
23625 Arlington Avenue 2018 W. Carson Street
DA 6-1164 FA 8-9480

J.R. EXECUTIVES
Beautiful Southwood Estates home with extra large pool, wall to wall carpeting, drapes, 2 baths, separate fenced area for the pool, plus separate fenced play yard. Do yourself a favor and see this lovely home before you buy, as it is truly a mansion on a quiet cul-de-sac street. Full price, \$34,500.

Hacienda Realty 4807 Torrance Blvd. FR 1-4661

DINGBAT
\$5000 FULL PRICE, Large 50x150 R-2 lot, 2-bedroom frame with room to build. Now rented for \$80 per month.

Gene Mabry
2225 W. SEPULVEDA 320-4360

YOU CAN'T Top These Prices AND GET
1,600 sq. ft. Large living room with long raised hearth fireplace. Large family room, built-ins and tile. Large master bedroom with double wardrobe closet. Shake roof.
\$22,995
23839 Walnut St. — Lomita

Also see 1,400 sq. ft. 3-bedroom, 1 1/2 bath — at 2215 235th St. — Torrance \$21,995
FR 5-6826 DA 5-0620

THE TORRANCE HERALD'S LIST OPEN HOUSES
FOR THIS WEEK-END... AS ADVERTISED
ELSEWHERE IN OUR CLASSIFIED COLUMNS TODAY

LOCATION for INFORMATION PHONE

3709 W. 184th Pl. 371-3551
1635 W. 265th FA 8-9480
5509 W. Carson FA 8-9480
26248 Alta Vista DA 6-2476
1356 W. 255th DA 6-0518
25046 Eshelman FA 0-2933

TOWNE & COUNTRIE Realty
318 Hawthorne — Lomita
DA 6-2476