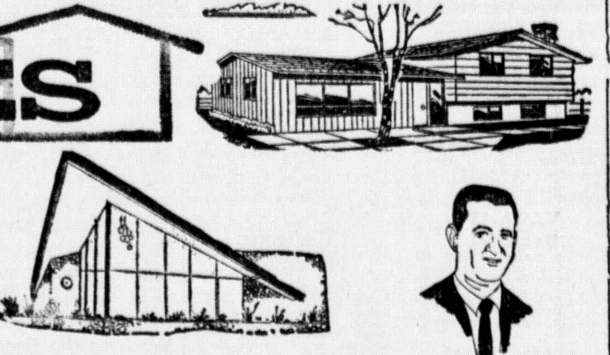


PARADE OF HOMES



FREDERICKS REALTY & ESCROW



Member of the Following Boards: Gardena Board of Realtors, Torrance-Lomita Board of Realtors, Hawthorne-Lawndale Board of Realtors, L. A. Board of Realtors—Southwest Branch

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

GUEST HOUSE: Here's a charming 2 bedroom home with an unfinished guest house. It's near Artesia and Crenshaw, also close to shopping and business. In perfectly immaculate condition inside and out. Submit on price and terms. #139

BARGAIN PRICED: Here's a 3 bedroom bargain that's hard to find in such a wonderful location. Only 8 years old, it has a completely fenced yard, detached garage and asking only \$15,900 with easy terms. Quick possession available. #109

LOW DOWN: Here's a charming 3 bedroom home only 9 years old, with fenced yard, hardwood floors that could use some fixing here and there but no major problems. Submit on down for G.I. and \$1,000 down for FHA deal. Sure to sell at only \$14,500. #112

THEY TRADED: This lovely 3 bedroom and family room home for income property and it's now vacant. Possession can be quick. It has a big family room with built-ins, intercom, forced air heating, fireplace, wall to wall carpeting and only a 5 minute drive to Del Amo Shopping. Asking \$24,500. #114

BIG 2 BEDROOM: In Hawthorne near Hawthorne Christian School and the owner says make me an offer. It has hardwood floors, a big kitchen and fenced-in yard. Full price only \$14,950. #116

Home Hints

'WHAT IS AN ESCROW?' In today's column we will attempt to give you a brief explanation of what an escrow actually is.

Practically all Real Estate transactions in California, whether a sale, loan, lease or exchange are completed by means of an escrow.

An escrow, simply defined, is where money and documents are deposited by two or more persons with a third party, (who is known as an escrow holder), together with certain instructions.

These instructions govern the use and delivery of the money and documents which are held in escrow until all conditions of the instructions have been satisfied.

The escrow holder is actually a stakeholder, wherein all of the interested parties in an escrow, such as buyer, seller, a trust deed holder, lien holder, or a party with a claim, will deposit the necessary documents in escrow in order to release their interest, upon payment to them of a certain consideration; which then enables the escrow holder to deliver to the buyer or lender the necessary documents in escrow free from any encumbrances except those agreed upon; and further enables the escrow holder to deliver to the seller the sum of money also agreed upon.

In order to have a binding escrow, all parties must sign written escrow instructions and of course, all parties to an escrow must be legally competent to execute such instructions.

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

RALPH CAMERON BROKER

BEN HOWATKA BROKER

JOB BARICK SALESMAN

BEN CLARK BROKER

RAY POWELL SALESMAN

LESLIE MAARS SALESMAN

CY WEBBER SALESMAN

BOB MORRIS SALESMAN

BOB MORRIS SALESMAN

RUSS AMADO BROKER



We Welcome Your Visit to Our Open Houses

DREAM CASTLE: Be sure to see this dream 3 bedroom and family room home complete with thick carpeting, drapes, 1 1/2 baths, built-ins and lots of other extras. See it with Joe Babick at 5419 Michelle Drive. #102

3 BATH G.I. RESALE: Has rear living room, 3 big bedrooms, cement block fence, 2 car garage and near Del Amo Shopping Center. Ray Powell will show you through 21702 Talisman. #134

NORTH TORRANCE: 3 bedroom home near El Camino College has patio with B.B.Q., 2 car garage and priced right at only \$17,950. Stuart Josephs will greet you at 16427 Wilkie. #115

BLUE RIBBON WINNER: Compare the quality this home has to offer compared to the rest. It has 3 bedrooms, 1 1/2 baths, carpeting, drapes and excellent financing. See it with Ben Clark at 21909 Linda Drive. #101

BIG 4 BEDROOM: Inspect the quality features here. Stepdown living room with fireplace, family room, with island range, covered patio and much more.

George Beck will greet you at 20705 Vaccaro. #131

HILLTOP RETREAT: Enjoy the fine surroundings this lovely 3 bedroom home has to offer. It has big picture window, carpeting, drapes, built-ins and much more. Talk to Russ Amado at 2614 Kidgeland. #118

ROOMY: Big spacious 3 bedroom and den home has 1 1/2 baths, big kitchen, with fireplace in den, separate service porch, covered patio and 2 car garage. Full price only \$22,900 and Cy Webber will give you the details at 21314 Kent. #135

TWO FOR ONE: Big 2 bedroom and den home located on a big 82x239 lot, has 1 bedroom rental in rear plus kidney shaped pool. See it with Bob Morris at 2233 W. 293rd St. #133

VACANT: Immediate possession arranged if desired on this lovely 3 bedroom home in Southwood Full price only \$18,250 and Deway Mahudra will answer your questions at 22302 Warmside. #140

2 Blocks West of Hawthorne Blvd. - Torrance Open Daily 8 am to 8 pm FR 8-8447 Saturday and Sunday until 7 p.m.

4126 Sepulveda Blvd.

Specials For This Week!

Torrance Gardens! How about this 2-bedroom home and family room with wall-to-wall carpets, drapes, g.a.s.b.a.g.e. disposal, \$2500 down on new loan. Total price of \$18,950.

In Southwood! For immediate occupancy try this 2-bedroom, 1 1/2-bath home with wall-to-wall carpets, drapes, g.a.s.b.a.g.e. disposal, \$2500 down on new loan. Total price of \$18,950.

Kettle 3 and 1 1/4 Baths! Beautiful well kept 3-bedroom 1 1/4 bath with wall-to-wall carpet, drapes, raised hearth, built-in range, large patio. Only \$2200 down.

Another Good One! 3-bedroom in nice residential area, walking distance from schools, shopping. Wall-to-wall carpets, drapes, built-in cupboards, patio in rear. And check this price, \$3000 down at \$1890.

Small But Nice! Only \$1150 down payment and priced at \$11,500, you can buy this 2-bedroom home on R-2 lot. Really a bargain. Low monthly payments.

We Have Available, FHA and G.I. Financing

KEN MILLER REALTY 1503 Crenshaw Blvd. Torrance FA 8-1049

You Can Buy Happiness Lovely 3 bedroom, 2 bath home in Hollywood Riviera, near Newton School, 2 blocks to South. Priced to sell quickly. Only \$19,800 on very easy terms.

Alyce O'Rourke Realty 23870 Hawthorne Blvd. (at 101 Hwy.) AT THE SIGN OF THE SHAMROCK FR 5-0529

Income Special 2-3 bedroom homes on 1 lot in good rental area. Wall-to-wall carpets in both. The rent potential is \$250 and the expenses are \$175. Submit your exchanges or down payment. Full price, \$25,500.

Joseph T. Allen FR 1-4661

Duplex \$15,500 TOP VALUE on this 2-1 bedroom unit. Some fixing needed. Potential 1-3 zoning. Income, \$160.

GENE MABRY 3225 SEPULVEDA 320-4360

2 Vacant Homes 3 bedrooms each, immediate possession. One has forced air heat, and built-ins. Call for further information. #107.

Trade Your Older Home On this Like New Sunray Jr.

Will You Grab This and Order the Moving Van Will go G. I. nothing down. 2 and den, the kitchen, tile bath, hardwood floor, service porch. Full price \$12,750. #111.

A Pride of Ownership Home with sparkling clean 3-bedroom, wall to wall carpeting, thermostat heat, water softener, disposal, etc. Come see this for yourself. Only \$15,500 full price. #102

2 Story! Extra large 3 & family room, 1 1/2 baths. With drapes dishwasher, mixer, intercom, built-in range & oven, over-size garage. Priced at \$24,900.

Around the Corner! Real nice 3-bedroom with 1 1/2 baths. Built-in oven & range, forced air heat, large covered patio. Real anxious to sell. 10% down. Priced at \$19,500.

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

LARGE CLEAN HOME DIRT CHEAP 8 BEDROOMS AND DEN. 2 BATHS. OLDER HOME ON LARGE LOT. 30 x 127 ZONED A-1. LOTS OF SHADE TREES. WALK TO WALL. CARPETING. APPROVED AND EQUIPPED FOR FOSTER HOME. FULL PRICE, \$15,950. TAKES \$2,500 DOWN.

Rose Craig REALTOR 'The Live Wire' 2075 TORRANCE BLVD. FAIRFAX 8-2225 EVENINGS, FR 8-5229

Southwest Park Well, here it is. The one that you've been waiting for. Sharp and clean 3 bedroom, 1 1/2 baths. Corner home. Big back yard. Owner wants \$2,500 down. Has G.I. loan. Must see to appreciate.

4 Bedrooms This is where mother will enjoy herself because it has intercom in all rooms plus on the "Kon-Tiki" patio. Owner transferred. Needs to sell.

2 Bedrooms Corner home. Double detached garage that is 22' x 27' with 1 1/2 bath. Located at 1545 Ford Ave. Redondo. Broker owner.

Boden Realtor 4727 Torrance Blvd. FR 1-7081 FR 1-1060

frances REAL ESTATE 2276 Torrance Blvd. FA 8-0421

WITH SMALL rental in rear 4-bedroom, 2-story home. Best location near Torrance Memorial Hospital. 2 blocks to town. \$21,500.

SOUTHWOOD, 3-Bedroom 1 1/4 bath home in excellent condition. 2-car detached garage, corner lot. \$19,000.

TRIPLEX 2 bedrooms each on extra large lot. Room for more units. 3-car garage. \$26,650.

TORRANCE PARK AREA—See this spacious 2 bedroom and den, 1 1/2 bath with fireplace, large lot. Close to schools. Full price, \$17,950.

SOUTH TORRANCE. Custom-built, extra large 1,980 sq. ft., 2-bedroom and den. Built-ins and other extras. Spotless. 2 years new. \$31,000.

HOLLYWOOD RIVIERA Location. 4 unit apartments, fully rented. 4-2 bedrooms, 2-1 bedroom, shows good income. Full price, \$74,500. \$18,900 down.

SPANISH STUCCO, 3 bedrooms, 2 baths, hardwood, tile, 2 patios, 1 with fireplace and BBQ. Close to Nativity school. \$19,500.

HAWTHORNE BLVD. Build to suit on this strategic 457 x 387 commercial property.

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

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

FRANCES McLEARD, FA 8-0579 RITA McLEARD, 371-1192 HELEN McARTHUR, FA 8-2333 LARRY POESKE, FA 8-3128

DUPLX Home and income too, on this tree-lined street. Near the heart of everything. 2 bedrooms in each unit. Close to schools and shopping. Investment minded? Try 10% down.

SANDS FR 1-2461 5135 TORRANCE BLVD.

Luxury Lovers Executive type 3-bedroom and family room with fireplace, electric built-in oven, dishwasher and intercom. Carpeted and drapes throughout and a large pool. Has existing \$2,000 loan at 6 1/2%. Listing \$21,500. Priced to sell this weekend at \$17,000. #112 #214.

Why Rent? Trade your beat, old car or carpooling for this 3-bedroom home. With detached garage and guest room. Generous sized fenced lot, newly redecorated interior, \$18,250 with \$1,400 down, or submit what have you.

Investment Opportunity Corner lot, 105 frontage on Aviston and 135 ft. on 220th St. All chain linked fenced and covered. Large welding shop and a 1 bedroom apartment. Lots of room for storage or a gas station. Bargain priced at \$28,000. Listing #2124.

Merit Home 3 bedroom and family room with completely equipped kitchen, built-in oven and range and dishwasher. Deluxe intercom system with 4 speaker system, built-in bath, wall to wall carpeting throughout. Large living room with floor to ceiling Norman brick fireplace and log lighter. Only 3 years old. Located near Western and 157th Street. \$28,900. 10% down. Listing #2095.

Privacy Personified Yet you can still buy this delightful 2 and den on estate sized corner lot, planted in lawn and trees, at a modest price. Exceptionally nice with a stepdown 18x25 den with fireplace and knotty pine paneling, \$19,500 full price. Listing #2117.

Designed for Living Extra spacious rear living room with stately corner fireplace. Sliding glass door to covered patio. A convertible den off living room, wall to wall wool carpeting with 10-year guarantee in living room, 3 baths, and service porch. \$23,900. Listing #2106

Roy Shaw Realtors 1303-05 W. Pacific Coast Hwy. DA 6-3461 FR 8-4609 EVES. FA 8-0491 DA 6-9353

New Shopping Area Is close to this lovely 2-bedroom and den house. Five rooms. Carpets and drapes. Full price, \$19,700.

Will put you in this elegant 3-bedroom and family room home. Built-in kitchen, forced air heat, 1 1/2 baths. Beautiful carpets and drapes. Enclosed yard, with sprinklers front and rear.

Corner 2 Bedroom This is the most convenient area and only 1/2 block to market. Home has full dining room, fireplace, carpeting and drapes. Sprinklers and 2-car garage. Only \$17,500. 2-car garage. Only \$17,500.

Medrona Square Attractive home near Torrance Blvd. Aluminum sliding glass door, carpeting, covered patio, double garage, fruit trees. \$18,500.

2 Bedrooms and Den Attractive home near Torrance Blvd. Aluminum sliding glass door, carpeting, covered patio, fenced yard. \$14,950.

HAZEL WRIGHT REALTOR 22945 ARLINGTON AVE. DA 6-3411 EVES. DA 6-4457

2500 DOWN—3-bedroom and family room, 2 baths, fireplace, built-in, patio, sliding glass doors, corner lot. Priced Park-like yard. Many other features. Area for moving particular buyer. FR 8-2294.

OPEN HOUSE — 5509 W. CARSON SOUTHWOOD

This is an unusually attractive 3 bedroom, 1 1/2 bath, beautiful carpeting, extra large yard, room for boat. Ideally located. Close to elementary and high school, also Catholic school. Owner is very anxious to sell this property. \$2000 down will handle. Salesman on property to show you through. Open house from 1-3 p.m. Sunday.

CLOSE IN DOWNTOWN LOMITA LOT 50' x 145' — ZONED R-2 3 bedroom older home. Only 1 block to Lomita Post Office, bank, shopping, and bus line. Plenty of room to build additional house. Good possession reasons to R-2. Will consider \$1,500 down. Owner will carry back 2nd TD for difference. Priced at \$14,950.

CLOSE-IN TORRANCE 3 BEDROOM & SMALL DEN — \$16,950 Walking distance to downtown district, only 2 blocks to Torrance elementary and high school, additional house in back yard. Owner is very anxious to sell this house. If you have \$1,800 to pay down we can arrange the financing for purchase of this property.

IDEAL LOCATION IN NORTH TORRANCE A jewel among the jewels which is outstanding: fireplace, attractive kitchen with built-in, service porch, block wall in back, near schools, very quiet neighborhood. \$9,900 down will handle.

SOUTHWOOD CORNER LOCATION Unusually attractive home with fireplace, sliding glass doors, drapes included, priced for a quick sale with \$2,100 down.

DEL VAUGHN REALTOR 2 Offices to Serve You Open Evenings 'til 7 P.M.

2018 W. Carson Street 23625 Arlington Avenue FA 8-9480 (Anytime) DA 6-1164

Palos Verdes Hills Owners early American. Sacrifice lovely 3 bedrooms, 2 baths, 2,000 sq. ft. with ocean view, wall to wall wood blend carpet, drapes, 2 fireplaces, picturesque yard off family yard and secluded patio. 1 block to schools. Excellent lot to be assumed. Price, \$27,500. Low down. M.A.'s offer.

Marsden-LeDoux DA 5-3090

SMALL RANCH For Large Family 4-bedroom and den, dining room and rumpus room. ample space for growing family. Nicely situated on approximately 1/4 acre. This comfortable home also will sell away from town. Own it! The price only \$27,000. (Owner has bought home elsewhere. Hurry, this is nice. Call today.)

Pacific Plaza Realtor FR 8-8441

Lost Of Its Kind 2 BEDROOM FRENCH-WOOD SCHOO AREA LARGE LOT Ideal For Adding To Call FA 8-9146

Clayton REAL ESTATE FA 8-0800 FR 6-2722 FA 8-3690

Dream House 3-bedroom, 1 1/2-bath home in the Seaside area. Wall-to-wall carpets and drapes, large rooms with view of lights. Sliding glass doors, near schools and proposed shopping center. It's vacant, so move right in. \$21,800 full price. Joseph T. Allen FR 1-4661