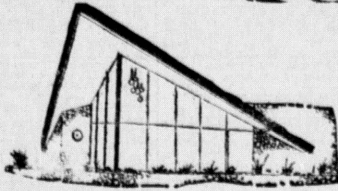


ONLY THE HERALD HAS AUDITED CIRCULATION COVERAGE OF TORRANCE - - GO WITH THE LEADER!!

PARADE OF HOMES

FREDERICKS REALTY & ESCROW



RALPH CAVENOH
BROKER



Member of the Following Boards:
 • Gardena Board of Realtors
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 • Hawthorne-Lawndale Board of Realtors
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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.

CY'S BARGAIN

Rig Triplex consisting of 3 2-bedroom apartments and a 3-car garage. Located close to downtown Torrance and never a rental problem. Full price only \$23,500. #127.

RUSS IS HAPPY

About this darling 2-bedroom home in Southwood. It has a built-in range, oven and dishwasher in kitchen, the home is in perfect condition inside and out. When calling ask about #103.

Home Hints

MRS. J. OTTO ASKS THIS QUESTION.

"HOW CAN I FINANCE A HOME IMPROVEMENT?"

There are several ways to obtain money for making improvements on your home. One is adding a bedroom, remodeling the kitchen, building a garage. The problem is to find the least expensive of these available methods.

If you have a large equity in your property and wish to keep your monthly payments low, your best bet would probably be to refinance with a Savings & Loan. Placing a second trust deed on your property is extremely expensive and should be a last resort measure, especially if you must go on the open market for the money. A home improvement loan by your banker is an excellent way to secure funds, and you will find him very cooperative if you have a reasonable amount of equity in your home.

I believe the best method available is to secure a F.H.A. Title I loan. The interest rate is lower than the others mentioned, and there is no balloon payment. The charge for placing this loan is usually less than \$15.00, the cost of paper work involved. The maximum amount usually loaned on a single family residence is \$5,000.00. Many banks will not make this type of loan and offer as a substitute their own home improvement loan at a higher interest rate. Before securing any kind of loan, it would be wise to consult with a Realtor who is familiar with all types of available financing. He can advise you as to which method would best suit your particular needs. Upon request I will be happy to recommend banks who will still make F.H.A. Title I loans.

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.



BEN NOWATKA
BROKER



JOE BABICK
SALESMAN



BEN CLARK
BROKER



RAY POWELL
SALESMAN



LESLIE MAAS
SALESMAN



CY WEBBER
SALESMAN



BON MORRIS
SALESMAN



RUS AJAADI
BROKER

HARBOR LIGHTS

Enjoy a full view of the harbor from this beautiful 3-bedroom, 1 1/2-bath home. It's only 6 years old, located on a corner lot, has double garage and excellent financing available. Full price only \$24,950. #111.

3 BATHS

G.I. resale, has 3 big bedrooms, 3 baths, carpeting, drapes, cement block fencing and 2 car garage. #134

LOW DOWN

Here's a charming 3-bedroom and den home located close to downtown Torrance. If you are still eligible for your G.I. Bill of Rights, then here's a chance to use it on about \$1,000 down for F.H.A. and have payments less than rent. Full price only \$16,950. #110

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

TRANSFERRED

Owner has been transferred and is leaving this beautiful 3 bedroom and den home. There's 1 1/2 baths, wall to wall carpeting, brick fireplace in den, 3 car garage and located in the heart of Southwood. Full price only \$22,900 and FHA terms available. #135

JOE'S EXITED

And you will be, too, when you see this 2-bedroom home, located in Hawthorne. All hardwood floors, plastered walls, separate garage and priced at only \$14,950. Submit your own down payment. #116.

GEORGE'S DREAM

Can be your dream, too. It's a 2-bedroom and family room Merit resale. Some features include wall to wall carpeting, built-ins, 1 1/2 baths, fireplace, sprinklers, and in excellent condition. Full price, \$23,500. #121.

BIG BEN'S SPECIAL

Here's a lovely big 4-bedroom, 1 1/2-bath home in the shadows of Sears Del Amo. It has wall to wall carpeting, fenced rear yard and big 2-car garage. Full price, \$21,950 and FHA terms OK. #126.

M-1 LOTS

4-M-1 lots in a row, 25 x 130. Each on semi-busy street in Gardena, near new San Diego Freeway. All lots priced at \$20,250 or submit your trades. #107

DEWEY'S MANSION

Will be your mansion, too. It's a big 4-bedroom and family room home with step-down living room, perg and groove floors in family room, built-in fireplace and many extras. Immediate possession if desired. #131.

STU'S PLUNGE

Right here in Southwood a beautiful 3-bedroom, 1 1/2-bath home with 13 x 32 heated pool. This home has that extra oomph and features galore. Full and complete price, \$25,200. #130.

RALPH'S RETREAT

This is a big 2-bedroom and den home on an 82 x 229 lot with an extra bedroom rental way in the rear and a beautiful landscaped yard. One look and you will want it for your retreat, too. #133.

BOB'S DELIGHT

Bob just listed this dandy home in the Gardena area. It's a Merit resale with 1 1/2 baths, electric built-ins, dishwasher, forced air heating, big double garage and in a much in demand area. #109.

LITTLE BEN'S CORNER

Located in North Torrance this dreamy 3-bedroom and family room home has corner adaptability plus privacy. Only 1 year old and in better than brand new condition. #113.

RAY FLIPPED

When he listed this 3-bedroom Southwood home, and one look will flip you, too. It has draperies, carpeting, hood over stove, sprinklers and priced at only \$19,750. #114.

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.

Interested in Pasadena?
 Beautiful 7 room, 3 bedroom executive home. Has approximately 2,600 sq. ft. Has many features too numerous to mention. Full price, \$52,000. Call for further information.

You Want to Fix Up
 And Make Money
 In North Redondo. Low state 44x150. Has 3 full bedrooms, plenty of potential. Full price only \$18,500. # 125

Near Guadalupe School, Shopping and Transportation to L.A.
 Real clean 3-bedroom, 1 1/2-bath, modern built-in kitchen, full service porch, nicely landscaped. Don't miss this. #109

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

Something For Everyone!

Two Lovelies In Torrance Plaza!
 A roomy 1,500 square feet in this exquisite 3 bedroom and den home. Built-ins, covered patio with BBQ, breakfast bar. Wall to wall carpeting, including one bedroom. Near Madrona Square. A truly magnificent home for the price.
 AND
 A very neat, well located 3 bedroom with wall to wall carpeting. Only \$1,900 down.

Two Beauties In Torrance Gardens!
 A 3 bedroom plus family room and fireplace. Schools and shopping close by. Fenced Kitchen range included. Asking just \$22,500 down.
 AND
 Another well located and maintained 3 bedroom with good carpeting, including 1 bedroom. Fenced and sprinkler system in front. Only \$2,000 down.

Madrona Square!
 ASKING ONLY \$24,950 for this epic and span 1,600 sq. ft. 4 bedroom, 2 bath home. Separate dining area. Built-in range, oven and dishwasher. Fireplace and wood paneling in living room. Gas line electric controlled sprinkler system. Recently repainted in and out.

North Torrance!
 A stone's throw from Kellon Elementary and North High. Near shopping. Ideal distance from freeway. This contemporary modern 4 bedroom, with large fenced 1/4 acre lot, perfect for a growing family from infancy through use. Has built-in, two baths, fireplace, etc. Wall to wall carpeting, including 2 bedrooms. Professionally landscaped. Troubadour in front is exquisite and affords very unique entry to home. Excellent existing FHA can be assumed. Priced to sell.

Old and Choice!
 In downtown Torrance, a very well maintained 3 bedroom on an R-2 lot. New wall to wall carpeting in living room. Good wall to wall carpeting in 2 bedrooms. Priced right. Only \$2,900 down.

Under Market!
 Located in a fine section of the law county area. A 3 year old, 3 bedroom, 2 bath, cedar rustic home. Needs some paint and the price allows for it. Call us. You'll be glad you did!

Exceptional Value
 is evidenced in this 3-bedroom and family room home. Built-in kitchen, carpeting, drapes, 2 baths, and close to school. 2-car garage, plus double port for trailer or boat. Only \$2,500 down.
Priced Right
 Is what you'll say when you see this 2-bedroom and den with carpeting. Den is paneled with open beamed ceiling and fireplace. Full price, \$15,500. Call #137,600.

Provincial and Pool
 A very lovely home of 4 bedrooms, sun room, and 1 1/2 baths, with a professionally landscaped yard. Fully carpeted and has built-in, used brick fireplace and BBQ. Anthony pool, 15 x 25. Priced at \$31,500.

Fern Area
 A corner 2 bedroom with full dining room and service porch. 2 bedrooms, 1 1/2 baths, fireplace and 2-car garage. Only 1/2 block to market. Priced to sell at \$17,600.

Del Amo
 Shopping is within easy walking distance from this 3-bedroom home. Close to school and churches. 1 1/2 bath, built-in kitchen, nearly new carpeting and covered patio. Priced at \$19,900.

Duplex and Home
 2 bedrooms each. Duplex, nearly new and is deluxe unit. It has wall to wall carpeting. Priced at \$35,000. No vacancy. Call us.

Call Us
 For our list of other income property, both residential and commercial. Also vacant land.

OPEN HOUSE - SAT. AND SUN.
 September 1, and 2 - 1-5 P.M.

24823 WINLOCK, WALTERIA
 \$1,790 down, a 2 bedroom on Winlock in Walteria. Hardwood floors, tile kitchen and bath, fenced yard. This is a good buy with well located, full price just \$17,600.

CLOSE TO SHOPPING
 Near May Co. on West 150th Street. A 2 bedroom home with patio and BBQ, tile kitchen and bath, fenced yard. This is a good investment for additional income. Priced right.

\$14,900
 A 2 bedroom home, new disposal, new double sinks, new light fixtures throughout, new fence in rear yard. Planters front and back. Wall to wall carpets in living room, bedrooms and hall. Newly decorated inside and out, plus new patio area.

OLDER HOME
 And priced right at \$14,900. 2 car garage, 2 bedrooms, tile kitchen, tile bath, tile floors and tile. All this for a low down payment, can be purchased for 10% down, on West 25th Street.

IN HAWTHORNE
 On West 11th Street, a 2 bedroom studio home. Newly decorated inside and out, fenced yard, well landscaped, wall to wall carpets in living room and hall, lots of tile. Close to shopping and schools. Priced right at \$15,900.

\$16,500
 Extra clean, extra large, 2 bedroom home in Torrance. Fireplace, lots of tile, hardwood floors, dining room, close to shopping. 2 car garage, potwood fenced yard. Close to everything. Good terms.

SALES & EXCHANGES
KEN PETERS, REALTOR
 2367 LOMITA BLVD. DA 6-8100

CLOSE IN DOWNTOWN TORRANCE
 3 bedrooms, large rumple room with fireplace, lots of shade trees and fruit trees, double detached garage on site. This is an older area in a good district. Priced for a quick sale at only \$19,950.

NEAR LOMITA DOWNTOWN AREA \$1500 DOWN
 Will buy this older 2 bedroom home, needs some paint. 50 x 45 lot zoned R-2. Room to build additional unit. Possibility of being related to R-2. Owner says sell this property at once. Will accept all reasonable offers. House will be vacant this weekend.

AN EXCELLENT BUY IN NORTH TORRANCE
 A beautiful 3 bedrooms with fireplace, 2 baths, in a very quiet neighborhood. Location excellent to schools. Can be handled with \$2,300 down.

3 BEDROOMS, 2 BATHS SOUTH TORRANCE
 This is real honey with Palo Verde fireplace in living room, separate dining area, beautiful kitchen with all built-ins, large separate service porch. Building glass doors to patio, built-in dishwasher. \$2,500 down to a new loan.

READY TO GO INTO FORECLOSURE
 We must sell this 2 bedroom, 1 1/2 baths, nice carpeting, double detached garage, \$1,500 down and full price of \$15,600.

SOUTHWOOD SPECIAL
 Corner location, very attractive 3 bedroom, 2 baths, with fireplace, sliding glass doors to patio, ash paneling in dining area. Back yard fenced with black fence. Priced for a quick sale, \$2,100 down.

IDEAL FOR LARGE FAMILY
 3 bedrooms and family room (16 x 20'). Also large covered patio, corner property, walking distance to grade school, high school and junior high. Priced at only \$20,950. at \$2,100 down.

Paradise Realty

Attention: G.I.'s No Down Payment JUST CLOSING COSTS AND IMPOUNDS
 4 bedrooms, 2 baths. Large kitchen, hardwood floors, carpeting, drapes. Garage. \$18,500.
 3 bedroom, 2 bath. Extra large bedrooms, and closets, hardwood floors, covered patio, fruit trees, double garage. \$18,900. 2113 Royale Blvd. OPEN SUNDAY
 Exceptionally nice 3 large bedrooms, 1 1/2 baths, natural cabinets, family room, fireplace, carpeting and drapes, double garage. Block wall. \$18,950.
 2 bedroom and den. VACANT. Immediate possession. Attractive brick work. Quiet neighborhood. \$15,500.
 Western and 223rd POTENTIAL BUSINESS ZONE 1,600 sq. ft., 3-bedroom, den, family room, built-ins, 2 full baths, carpeting, garage, patio. Asking \$23,500. but wants offers.

HAZEL WRIGHT REALTOR
 2224S ARLINGTON AVE DA 6-3411

PEACEFUL PLACE
 Lomita, 3 bedroom, clean and spacious. A delightful family home on dead end street. Small nicely landscaped yard, with covered patio. \$19,750. 10% down.
 ALVIN GRANDELL, REALTOR FR 8-8406

CONNETT
 Open the Door and stroll into a lovely 3-bedroom home with carpeting, natural wood cabinets, 2 baths, fenced yard, North Torrance near Fox Mark st. Price \$25,000.
 Someone is going to be delighted that he has this. It's a lovely 2-bedroom home with natural wood cabinets, built-in stove and oven, color fixtures in bath. Lot 66x130. Near grade school, 23th St., South Torrance. Price \$18,000.
 Income You can use. Nice 2-bedroom home on front of lot & furnished triplex on rear of lot. Income \$260.00 month. Near CMA on Western. Price \$33,000 - down \$5,000.
 Just Listed Nice 3-bedroom home, attached garage, 6 block fence, atop hillside, slab for patio, double garage. \$19,900. Down 10%. Near Figueroa.
 Just a Step From Sears & large shopping center. An attractive 3-bedroom open beam ceiling, 2 baths, large fenced yard, double garage. \$19,900. Down \$3,000.

PERRY L. CONNETT
 1871 W. CARSON ST. FA 8-6702

FLASH!
 Southwood Estates owners who wish to sell should call ALYCE O'ROURKE REALTY TODAY! We need your listing and we will tell you honestly, our opinion on the price of your property will bring. If you need your cash, we can sell your property on this basis.

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

Ken Miller Realty
 1503 Crenshaw Blvd. Torrance DA 6-3555
 Lomita DA 6-3555
 1955 Pacific Coast Hwy.

2 on a Lot
 3-bedroom, 1 1/2-bath, plus 2-bedroom, 1 1/2-bath rental in rear. Easy walking distance to downtown Torrance and Catholic Church. Don't be too late. Call for appointment today. Price, \$19,995.

Need Larger Home
 4-bedroom and den home on large corner lot. Approximately 2,000 sq. ft. Has shake roof, fireplace, forced air, 1 1/2 baths, carpeting and drapes. Room for pool, boat, and trailer. \$29,900.

3 Bedroom and Sewing Room
 Located on large R-3 lot on Cabrillo. Walking distance to downtown Torrance - Hardwood floors, 1 1/2 baths, separate dining room, double garage. Price \$19,500.

Clayton REAL ESTATE
 FA 8-0800 FR 8-7212 FA 8-5890

Tolson's
 1425 MARCELINA FA 8-7200 EVES FA 8-7012

2 on a Lot
 3-bedroom, 1 1/2-bath, plus 2-bedroom, 1 1/2-bath rental in rear. Easy walking distance to downtown Torrance and Catholic Church. Don't be too late. Call for appointment today. Price, \$19,995.

4 Bedroom Home
 4-bedroom and den home on large corner lot. Approximately 2,000 sq. ft. Has shake roof, fireplace, forced air, 1 1/2 baths, carpeting and drapes. Room for pool, boat, and trailer. \$29,900.

BODEN REALTOR
 4727 Torrance Blvd. - Frontier 1-7081 FOR BEST CLASSIFIED ADVERTISING RESULTS - CALL FA 8-4000

VAUGHN 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

BEECH AVE.
 2 bedroom, single garage, full dining room, carpets, drapes, sprinklers in lawn. Near Nativity Church. One of the best locations in Torrance. Full price, \$17,950.

Rose Craig REALTOR
 "The Live Wire"
 2075 TORRANCE BLVD. FAIRfax 8-2225 EVENINGS, PR 1-4234

Duplex - \$18,500
 2 2-bedroom units. Excellent rental location. Never vacant. Income \$190 per month. May trade for home.
GENE MABRY
 2225 W. SEPULVEDA 320-4360