

TORRANCE UNLIMITED

Record High Real Estate Loans Made in Country

Business outlook in real estate is reflected in real-estate loans through the United States.

Conventional home loans continue to be the most important type of mortgage financing.

Last year, an all-time high of 3,074,000 such conventional loans were made in the under-\$20,000 market, and their total dollar amount was a record \$23,300,000,000.

The number of loans made under FHA and VA provisions during the year totaled 708,000, with an aggregate amount of \$8,800,000,000.

Conventional mortgage loans have, over the years, shown strong, steady progression. FHA and VA loans have not.

For example, since the close of World War II, the number of conventional loans made has shown year-to-year decreases on only four occasions. Numbers of FHA loans registered declines in six of the 14 years. Fluctuations of VA loans have been greatest of all—seven annual increases and seven decreases.

So all in all the general trend looks good in 1960. Here are a few thoughts to ponder it was only 12 years ago that the average conventional loan was made for 10 years, today the average conventional loan from a savings-and-loan is 20 to 23 years.

Those of us who can remember back 30 years ago can remember when conventional loans were made for 3 to 5 years in length, and the standard interest rate was 8% to 10%. Things sure have changed.

Those of us in the Real Estate business today, are sure thankful to our local Savings and Loan Companies for making it easier to sell homes in Torrance.

I was talking to the head of one of our local savings-and-loan companies last week. He said the average loan on a home in Torrance is paid back or refinanced in 5 to 7 years. Buying a home in Torrance must be a pretty good thing. The nice thing about these long term loans of course is that it makes it easier to pay for it in lower monthly payments.

If you haven't bought a home in Torrance yet, give it some thought.

Church Slates Film on Asia

"A Cry in the Night," an hour-long missionary documentary film, will be shown at the Torrance Poursquare Gospel Church, Sunday at 7:15 p.m.

Produced by World Vision and Inc., of Los Angeles, and filmed in color throughout the Asia, the film features scenes of reputed demon possession on the Island of Bali... a savage cockfight in a temple courtyard... a new Tokyo rising out of the ashes of defeat and age-old customs, and... a missionary nurse binding up the wounds of the leprous.

81.7 of County Population Live in Incorporated Cities

The population of Los Angeles County is 5,987,246, according to preliminary results of the 1960 Census of Population announced today by the Los Angeles Regional office of the Bureau of the Census.

This represents an increase of 1,835,559 or 44.2% over the 1950 census count of 4,151,687. This preliminary 1960 figure is based on field counts and is subject to revision. Of the total county population, or 81.7%, resided within the 68 incorporated cities as of April 1, 1960.

1960 DECENNIAL CENSUS

City	1950 Pop.	1960 Date	1960 Pop.	1960 Prelim.
Alhambra	51,359	9-25-53	53,553	54,464
Artesia	23,068	1-12-57	37,271	41,044
Avalon	1,506			10,013
Azusa	11,042	12-31-56	18,552	1,536
Baldwin Park		12-7-57	32,334	20,350
Bell	15,430	7-1-57	18,415	33,606
Bellflower				19,371
Beverly Hills	29,032	5-11-56	30,443	45,609
Bradbury				30,563
Burbank	78,577	5-7-57	90,966	613
Claremont	6,327	4-15-58	10,651	89,764
Commerce				12,641
Compton	47,991	3-7-55	69,670	8,840
Covina	3,956	4-28-58	16,890	70,882
Culver City	19,720	1-19-56	31,367	19,864
Duarte				31,970
Dairy Valley		11-27-57	3,931	13,914
Downey				3,505
El Monte	8,101	10-10-57	11,507	83,828
El Segundo	8,011	11-14-57	13,778	12,861
Garden	14,405	9-12-57	30,576	14,014
Glendale	95,702	10-22-57	114,460	35,885
Glendora	3,998	5-15-57	15,033	118,330
Hawthorne	16,316	11-20-57	31,504	22,155
Hermosa Beach	11,826	11-23-55	15,274	33,204
Huntington Park	29,450	6-11-58	29,495	16,123
Industry				29,667
Inglewood	46,185	11-7-57	61,001	734
Irvine		2-28-59	1,649	62,811
Lakewood				1,320
La Puente		5-4-57	20,066	67,023
La Verne	4,198	1-7-58	5,907	24,386
Lawndale				6,474
Long Beach	250,767			21,906
Los Angeles City	1,970,358	2-25-56	2,243,901	323,996
Lynwood	25,823	11-4-53	28,124	2,451,862
Manhattan Beach	17,330	8-15-57	32,535	31,172
Maywood	13,292	4-29-53	13,483	33,745
Mirada Hills				14,551
Montebello	21,735	9-5-57	30,019	22,368
Monterey Park	20,395	3-24-58	33,045	32,089
Monrovia	20,186	6-5-57	25,286	37,873
Norwalk				27,855
Palos Verdes Estates	1,963	5-20-58	8,416	88,643
Paramount		11-22-57	25,127	11,238
Pico Rivera				26,552
Pomona	35,405	5-12-58	62,138	49,078
Redondo Beach	25,226	8-17-56	41,723	66,587
Rolling Hills				46,810
Rolling Hills Estates				1,659
Rosemead				3,932
San Fernando	12,992	10-13-56	15,668	15,015
San Gabriel	20,343	9-22-54	21,755	16,039
San Marino	11,230	4-21-54	12,924	22,458
Santa Fe Springs				13,486
Santa Monica	71,595	11-4-53	75,132	16,351
Serra Madre	7,273	5-15-56	8,752	82,848
Signal Hill	4,040	1-12-58	4,592	9,669
South El Monte				4,608
South Gate	51,116	11-10-52	51,293	4,822
South Pasadena	16,935	9-17-57	18,881	53,521
Torrance	22,241	4-25-59	96,993	19,357
Vernon	432			100,603
Walnut				228
West Covina	4,409	5-16-59	47,486	974
Whittier	23,820	4-4-56	32,217	51,805
TOTAL ALL CITIES				4,890,101
TOTAL UNINCORPORATED				1,097,145
TOTAL L. A. COUNTY				5,987,246



Read

for

P

R

O

F

I

T

★

Use

for

R

E

S

U

L

T

S

★

Press

W

A

N

T

Ads

★

Call

DA

5-

I

5-

I

5-

★

Classification INDEX

ANNOUNCEMENTS

- Legal Notices
- Announcements
- Funeral Homes
- Restaurants
- Card of Thanks
- Lost and Found
- Personals
- Transportation
- Sanitariums and Rest Homes
- Restaurants
- Health Aides
- Do-It-Yourself

SERVICES

- Professional Services
- Bookkeeping Service
- Income Tax
- Home and Business
- Maintenance—Business and Residential
- Improvement Services
- Painting and Decorating
- Building and Remodeling
- Building Materials
- Plumbing Services
- Gardening and Landscaping
- Nurseries
- Rug and Upholstery Cleaners
- Moving and Movers
- Instruction
- Theatrical
- Dress Making, Alterations
- Child Care
- Miscellaneous Services

EMPLOYMENT

- Situations Wanted (Men)
- Situations Wanted (Women)
- Employment Offered (Men)
- Employment Offered (Women)
- Employment Offered (Men and Women)

FINANCIAL

- Business Opportunities
- Insurance
- Money to Loan
- Real Estate Loans
- Money Wanted
- Real Estate Loans Wanted
- Mortgages (Trust Deeds)
- Homes Built On Your Lot
- Stocks and Bonds

REAL ESTATE

- Homes For Sale
- Real Estate Traders
- Summer Cottages And Resorts
- Lots for Sale (Business and Residential)
- Income Property For Sale
- Business Properties
- For Sale or Lease
- Industrial Properties
- For Sale or Lease
- Acres
- Buildings to be Moved
- Property Management
- Resorts & Cabin Rentals
- Rooms for Rent
- Room and Board
- Rentals (Commercial)
- Rentals (Miscellaneous)
- Wanted to Rent

REAL ESTATE

- RENTALS
- Houses for Rent (Unfurnished)
- Apartments for Rent (Furnished)
- Apartments for Rent (Unfurnished)
- Apartments for Rent (Furnished)
- Resorts & Cabin Rentals
- Rooms for Rent
- Room and Board
- Rentals (Commercial)
- Rentals (Miscellaneous)
- Wanted to Rent

MISCELLANEOUS

- Furniture
- Furniture Wanted
- Mattresses
- Rugs, Carpets, Floor Coverings
- Appliances
- Radio, Television
- Cleaning and T.V. Service
- Equipment (Stores and Office)
- Sewing Machines
- Musical Instruments
- (Sales and Service)
- Children's Column
- Photo Supplies
- Pets, Poultry and Supply
- Boats, Sales and Services
- Sparring Goods
- Trailers for Sale
- Trailer Service
- Trailer Rentals
- Trailer Parks
- Tractor For Sale
- Clothing and Jewelry
- Miscellaneous for Sale
- Swims
- Miscellaneous Wanted

AUTOMOTIVE

- Trucks for Sale
- Trucks for Rent
- Trucks Wanted
- Motorcycles for Sale
- Motorcycles Wanted
- Auto Repairing
- Auto Parts
- Automobiles Wanted
- Automobiles for Sale

PERSONALS

- Single working girl would like to share turn, apt. with some. Call DA 5-1515, Ext. 7.

Building and Remodeling

- Additions
- Remodeling
- New Construction
- Robert M. Swanson
- GENERAL CONTRACTOR
- Licensed and Insured. Free estimates. Gladly given.
- OS 5-9565

NO DOWN, 100% FHA

- Room Additions
- 20 Years Local Experience
- Dens — Bedrooms — Baths
- Kitchens, Garages, Fences, Cement
- We Do Everything
- Or You Help and Save
- FREE PLANS—ESTIMATES
- Davenport Construction Co.
- Licensed and Insured
- DA 8-5024

Room Additions

- Family Rooms
- Bedrooms
- Kitchens
- Pantries
- Bathrooms
- Cement Work
- Free Plans and Estimates
- 100% Financing

Bishop Const. Co.

- FA 8-5299

ELECTRIC CONTRACTOR

- COMMERCIAL
- RANGE & DRYER WIRING
- PLUGS INSTALLED
- 24 HOUR SERVICE
- 100% FINANCING

ECHO ELECTRIC, Inc.

- 16519 AINSWORTH DA 3-6600

CEMENT WORK

- Driveways, all types of slab sidewalks and concrete steps. FA 8-5299

Building and Remodeling

- Additions
- Complete building service
- Including Permits and Plans
- 100% Financing, FHA terms, 5 years to pay.

Paul's Construction

- CALL DAY OR NIGHT FOR FREE ESTIMATES
- DA 5-0001

ROOM ADDITIONS

- Den—Family Rooms
- Bedrooms
- Kitchen—Baths

To Save-Call

- Floyd's Const. Co.
- FA 8-1406
- FREE PLANS & ESTIMATES
- 100% BANK FINANCING

A Call Will Save You \$

- TORRANCE SINCE 1950

Instruction

- IBM TABULATING MACHINES (Operation and Wiring)
- KEYPUNCH (Operation and Programming)

SECRETARIAL:

- ACCOUNTING:
- FREE PLACEMENT SERVICE (tuition financing available)

California College of Commerce

- (A Division of Sawyer Schools of Business)
- 851 Pine Avenue, Long Beach
- HElock 6-7677

Employment Offered

- (Men) 70

THE CITY OF TORRANCE

- ANNOUNCES
- CIVIL SERVICE EXAMINATION FOR BUS OPERATOR

Requires 1 year experience in operation of school buses, motor coaches or large trucks and education substantially equivalent to completion of the 8th grade.

- Possession of a valid California Chauffeur's license and a good motor vehicle operating record. Minimum height, 5 ft. 7 in.

The 1 Year Residence Requirement is Waived in This Examination

- However, applicants must become residents within 6 months after appointment. Final date for filing is June 17th, 1960. Examination, June 25th, 1960. Salary \$2.23 to \$2.32 per hour.

For applications and additional information apply at Personnel Office, Room 212, City Hall, 3031 Torrance Blvd.

CARRIER BOYS WANTED

- Boys between the ages of 10 and 14 are needed to fill routes in your area. School will soon be out, you can deliver your route with no interference in your summer activity. You deliver only.

2 Days Per Week

- Thursday and Sunday Mornings

Call TORRANCE PRESS

- between the hours of 9 to 5 Monday through Friday.
- On Saturdays, 9 to 12.

Circulation Department

- DA 5-1515

Salesmen

- We have just acquired Patent Rights for production and marketing for entire U.S. Experience preferred in the industrial and building maintenance field. Excellent opportunity for right men. Good earnings and chance to expand with a young organization. Local and out of town territories available.

Interviews Daily 5 p.m. to 9 p.m., Sat. and Sun., 10 a.m. to 4 p.m.

1335 El Prado Torrance

CHECKERS STOCK MEN

- URGENTLY NEEDED
- Learn all phases of market trading under actual store conditions.
- CALL FOR APPOINTMENT

South Bay Trade School

- 16611 Hawthorne Blvd.
- FR 6-9413

Men 21 to 35

- 2 yrs. college or equivalent with managerial ability.
- Super Markets Need You
- IF YOU CAN QUALIFY
- CALL FOR APPOINTMENT

South Bay Trade School

- 16611 Hawthorne Blvd.
- FR 6-9413

Janitor

- Middle aged man for janitor work. Willing to work days or evenings. Good wages, steady employment, fine working conditions and employee benefits.

Virtue Bros.

- MANUFACTURING
- 3645 W. 98th St. L.A. 45
- WANT MAN driver to take invalid to doctor twice a week.
- FR 8-740

Building Materials

- SPECIAL
- Lumber and Plywood
- 2x4 const./std. studs 7x1 ft.
- 1x6 T&G V-joints, knotty
- service 51x6 ft.
- 4x4 plywood \$2.50 per sheet
- 1x8 lap V-joints 6x1 ft.
- 2x4 all length 4x1 ft.
- Used bricks 51x6 ft.
- Grape stakes 4 ft. 13x6 ea.

Also

- Used Lumber and Plywood

Herwood BUILDING SUPPLY

- 24500 So. Normandie Harbor City
- DA 6-5146

Instruction

- HELP YOUR CHILD
- to Read This Summer
- Your child can learn to read. Free demonstrations. Also group classes in basic phonics.

American Institute of Reading

- FR 4-8271

DON'T JUST HOPE what's lost will be found—Contact the

- finder via the Torrance Press Classified Ad. DA 5-1515.