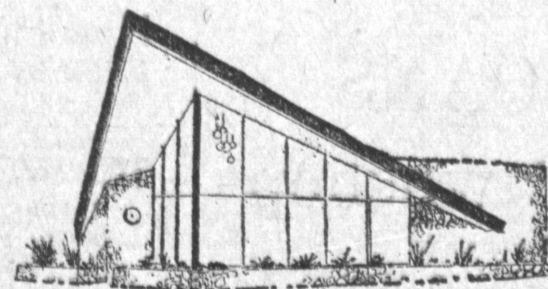




# FREDERICKS

## REALTY & ESCROW

BEN NOWATKA  
BROKER

### 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.

### REALLY A JEWEL

We couldn't show you a neater, cleaner home if we tried. There are 2 bedrooms plus some of these outstanding features: wall-to-wall carpeting throughout, big, big kitchen with disposal, water softener and lots of room for adding on if you wish. Priced at only \$14,950. No. 107.

### CALLING ALL TRADERS

Select the home you like from our many listings and then trade in your present home just like you would a car. We take all the risks and you can sit back and take it easy, knowing your home is sold. Never any obligation if you like to call or stop by and talk about this wonderful plan.

### HOME HINTS

#### "HOW EXPENSIVE A HOME SHOULD I BUY?"

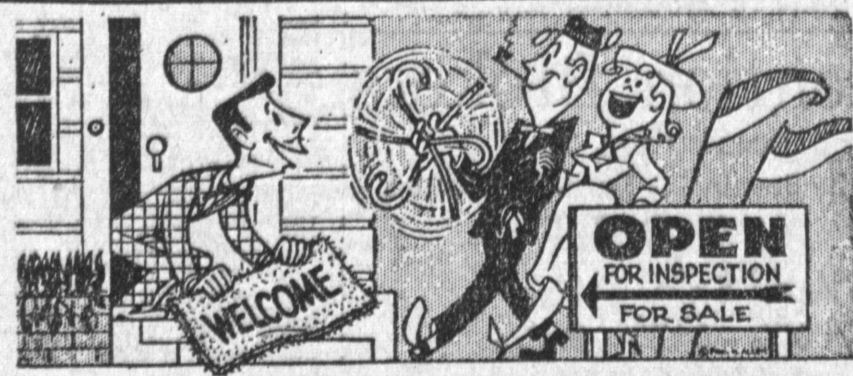
A leading magazine stated that people should buy the most expensive home they can afford, purely from an investment standpoint. Property value, they reason, has increased on an average of better than 5 per cent.

A leading newspaper feels that persons in the middle income group should pay no more than 2½ times their estimated annual gross income (minus the down payment) for their house. This amount should also cover closing costs, needed furniture and minor repairs.

Bankers feel that 25% of your monthly income is the maximum amount to be spent on a home (mortgage payment, taxes, improvements, insurance, utilities and upkeep). FHA requires that you earn monthly five times your house payment (including taxes and insurance), and not have other large outstanding debts (i.e., car, boat, furniture).

I believe the FHA requirements are the most realistic. People today are putting more emphasis on the amount of their monthly house payment than on the purchase price of the home. Many families, however, would rather cut out other expenses in favor of a nicer home. This is probably the best approach for a large family.

Remember, the home is the second basic need of man and the heart of the nation! Let your Realtor aid you with this, the largest investment you'll probably ever make.

RAY POWELL  
SALESMANRALPH CAMERON  
BROKERBEN CLARK  
BROKERJOE BABICK  
SALESMAN

### We Welcome Your Visit to Our Open Houses

OPEN HOUSES 1 TO 5:30

**END OF THE RAINBOW:** Your dream home is at the end of this rainbow. It's a 3-bedroom, 2-car garage and really priced to sell. See Ben Nowatka at 108 West 225th St. No. 106.

**SOUTHWOOD:** 3-bedroom, 1½-bath home in A-1 condition. A must on your shopping list. Ben Clark will show you through 21702 Vicky Ave. No. 103.

**STILL FISHING:** for your dream home? See this dandy 3-bedroom, 1½-bath home with huge family kitchen and loads of other features. Talk to Les Maahs at 2454 West 233rd St. No. 114.

**10% DOWN:** Is all that it takes to purchase this darling 2-bedroom home in Hawthorne. Joe Babick will greet you with a smile at 3643 West 132nd Place. No. 120.

**4 BEDROOMS AND DEN:** Not many homes available this size with family room and 3 baths. Stop by and see Cy Webber at 1050 Cassidy. No. 19. The price will surprise you.

**A HONEY FOR THE MONEY:** 3-bedroom corner, 1½ baths, 2-car garage. Take over G.I. loan or we will arrange easy terms. Get all the facts from Bob Morris at 5535 Halston St. No. 101.

**COUNTRY ESTATE:** Almost ½ acre of suburban country living right here. 3 bedrooms, 1½ baths, big kitchen, separate dining room. Bring the whole family out to see 2265 West 230th St. and talk to George Beck. No. 118.

**GET THE FACTS:** About this beautiful 3-bedroom, 1½-bath home from Russ Amado at 22014 Marjorie St. You'll be glad you did. No. 119.

## 4126 Sepulveda Blvd.

## 2 Blocks West of Hawthorne Blvd. — Torrance

## Open Daily 8 am to 8 pm FR 8-8447

Saturday and Sunday until 7 p.m.

### OPEN HOUSE SATURDAY, JUNE 16

2248 E. 237th St., Torrance

This immaculate home has been redecorated inside and out, 3 bedrooms, tile bath, floor furnace, nice breakfast bar and step-down kitchen, has covered porch and patio, sprinklers and fenced rear yard, 2-car garage, corner lot, ML No. 727.

#### 3 UNITS

A new 2-bedroom duplex plus older home on an R-2 lot with room for more units. This property shows a good income and is priced right. The features are many and the down payment is low, ML No. 761.

#### ANOTHER 3-BEDROOM

With 1½ baths and priced very low, W/W carpet in living room and hall, Acoustic ceiling, Intercom, furnace can be converted to air conditioning. Brick planters, garbage disposal, fenced yard, 2-car garage. Will exchange for 4-bedroom home. ML No. 648.

#### LARGE HOME

3-bedroom and den with 1½ baths, beamed ceiling in den, sliding glass doors to patio. This 7-room home is destined for family living. Can be bought with \$2500 down and priced right.

#### PRICED BELOW MARKET

This 3-bedroom home has lots of closets and wardrobes, 1½ baths, 2-car garage, near grade schools and shopping. Priced at \$16,950 with low down payment. ML No. 799.

#### FOR \$17,500

You can purchase this 3-bedroom corner residence, choice location. Near churches and shopping. Hardwood floors, garbage disposal, lots of tile, 3-car garage. ML No. 772.

#### ONLY \$13,000

This 3-bedroom home has had a lot of remodeling and is clean. It has new bath, new tile sinks and garbage disposal. Home is newly decorated. House trees in back yard. Nicest area in North Wilmington. Only \$1800 down. ML No. 724.

#### Sales and Exchanges

#### KEN PETERS, REALTOR

2367 Lomita Blvd., Lomita DA 6-8100

### Spacious Deluxe 3 Bedrooms

For the more particular buyer this immaculate home has a family room, 2-baths, double fireplace, built-in, and forced air heat. The hillside corner lot can be enjoyed under the covered patio and park-like landscaping. Of course, there are hardwood floors covered with W/W carpet throughout. Call and make appointment to see.

**READY REALTY**  
23844 Hawthorne Blvd.  
Open 'til 9 p.m.  
FR 8-2294

### G.I. RESALE BY OWNER

2 bedrooms, 8x11 room attached to garage with unfinished 1½ bath. Covered patio, W/W carpet. OPEN HOUSE SUNDAY, 21125 S. BROADWELL FA 8-2293

"May the Best in Every Day Be Yours"

**Marsden - Le Doux Real Estate**  
2511 Pacific Coast Hwy., Torrance  
"Rolling Hills Plaza"  
PHONE 325-3099

### KETTLER KNOLLS, exceptionally large lot, attractive 2 bedroom & combined plywood den, with fireplace & sliding glass doors to patio. Garage. \$17,450. \$2600 dn.

**SOUTHWOOD**—3-bedroom home, 1½ baths and 1½ bath. Lovely condition, 2-car detached garage. 10% down.

**4-BEDROOM**, den and covered enclosed patio on R-2 corner lot. Central Torrance.

**DUPLEX**—2 bedrooms each unit. Hardwood, tile, 2-car garage. Central Torrance.

**Frances Real Estate & Insurance**  
2276 Torrance Blvd.  
FA 8-0421

### Large Family? Attention!

Are you looking for a home large enough for those 3 kids? Well stop looking and drop by 733 W. Carson. We've got a 4-bedroom, 2-bath, hardwood floor home with tile kitchen, large service porch, beautiful fenced yard, patio, with just everything you could want. Only \$17,000 down. FHA loan.

**FA 0-2770**

**\$495 DOWN** — 2-bedroom, hardwood floors, needs paint, S. Redondo.

Call FR 0-3561

## Ken Miller Realty

North Redondo South Torrance

3-bedroom home with aluminum siding, 50'x150' lot. Neat. Owner anxious. \$15,900. \$1600 Down

**Southwest Torrance**  
3 bedroom, w/w carpeting in living room and hall. Double detached garage, newly painted inside and out. Has fireplace. Close to South High and shopping. \$17,950 \$1800 Down

**Southwest Park**  
3 bedroom, drapes in living room and dining room, stall shower, lovely landscaping, 2 blocks from West High School and Victor Elementary. \$17,950 \$1800 Down

**3 Bedroom and Family**  
1½ bath, w/w carpeting all rooms, built-in range and oven, forced air heat, garbage disposal, block wall fence, slab patio. \$22,950 \$3000 Down

## Ken Miller Realty

1955 Pac. Cst. Hwy. 1503 Crenshaw Blvd.

Lomita Torrance

DA 6-3555 FA 8-1049

## ROLLING HILLS

MAGNIFICENT VIEW

3 BEDROOMS PLUS FAMILY AND LIVING ROOMS

2 BATHS—LARGE LOT

IMMACULATE—BY OWNER.

FR 5-0882

### Rolling Hills

Reduced \$7000

Owner will take smaller home in trade on lovely 3-bedroom and family 2-year-old modern home with city-light view. NOW only \$40,750

**LEWIS REALTY**  
Peninsula Center  
(ACROSS FROM POST OFFICE)  
FR 7-6828  
EVES, FR 7-7271

### Fixer-Upper

3-bedroom stucco, big kitchen, fenced yard. Owner desperate to sell. Only \$11,900 Full Price and \$93 Mo.

23844 Hawthorne Blvd.

Open 'til 9 p.m.

FR 8-2294

**FA 0-2770**

## Grandview Palos Verdes

Special, Special Buy!

THE ULTIMATE IN GRACIOUS LIVING IN THIS 1900 SQ. FT. 4-BEDROOM AND FAMILY ROOM CONTEMPORARY. BECAUSE THE OWNER IS ANXIOUS TO MOVE, ANY REASONABLE FINANCIAL ARRANGEMENT WILL BE CONSIDERED. THIS IS THE LARGEST GRANDVIEW PALOS VERDES MODEL WITH LUXURIOUS WHITE CARPETING AND DRAPES, 1½ BATHS, BUILT-INS AND ALL THE OTHER BEST FEATURES IN A QUALITY HOME. HAS WATERFALL, MARBLE TILE ENTRANCE AND BEAUTIFUL ARTISTIC LANDSCAPING BY TAI WAY BELOW MARKET AT \$28,800. IF YOU ARE MOVING UP TO A HIGHER QUALITY HOME, DROP EVERYTHING, AND COME SEE!

Evenings: FR 8-2708 FR 8-3121

## Walteria

Bungalow—and Land a Bargain

NEAT 2-BEDROOM BUNGALOW-TYPE HOME ON LARGE R-2 LOT ON WHICH YOU CAN BUILD ANOTHER HOME OR UNITS FOR INCOME. NEWLY PAINTED, LOCATED ON 2 ALLEYS FOR CONVENIENCE OF BOAT OR TRAILER. LOTS OF FRUIT TREES. CALL US FOR FINANCING AND TERMS.

Evenings: FR 8-8875 FR 5-5520

## Landmark Realty

FREE APPRAISALS

FR 8-8506

## New Homes

South Torrance, large 3 bedroom and family room, 1½ bath, fireplace, forced air heat, Intercom, carpeted throughout, many extras. Nice large view lots. Pennsylvania and 231st St. Salesman on Property

**Torrance Area**  
Lovely like new 3-bedroom, 1½ bath, rear living room home, built-in, carpeting, drapes, ¾ bath off master bedroom. Sliding glass doors to rear patio. Full price \$19,500.

**A Beauty!**  
Lovely modern home with large rooms clean as a pin inside and out. Carpeting, dining area and large kitchen, 2-car detached garage. Lot 40'x160', R-2. Extra ground for multiple units. See this today!

**Lomita**  
This is a beautiful 3-bedroom and den home in a better neighborhood. Nicely landscaped and close to public and parochial schools and shopping. A real steal at \$16,500.

**R-3 Land**  
Approximately 1 acre of level multiple unit ground. Seller anxious, 29% down or make offer. Seller will carry balance on trust deed. Good location.

**3 Units - Lomita**  
3 older units on 52'x160' lot. Full price \$19,000. \$2400 down to present financing. Needs some paint.

**DOTY**  
2104 Pac. Cst. Hwy., Lomita  
EVENING CALLS  
MR. STEWART ..... DA 9-7155  
MR. WESTER ..... DA 5-1123  
MRS. HOUSTON ..... DA 6-1055

**\$295 DOWN—2-BEDROOM**, attached garage, w/w carpeting, 7 year old stucco. Move in today on rental basis 'til close of escrow. FA 0-2770

**Why Rent?**  
See this cozy 2-bedroom stucco, deep, fenced yard. Near Hollywood Ave. School. Pay \$99 per month, including taxes and insurance. FHA. Listing No. P-606.

**Kamiya Kamiya Realty**  
"Reliable Service Since 1948"

**FA 0-1160**

**FA 0-2770**

## VETERANS - ATTENTION!

Use Your G. I. Loan Privileges Before They Expire

**ABSOLUTELY NO DOWN**  
EXCEPT COSTS AND IMPOUNDS

We have five 3-bedroom houses and two 2-bedroom houses to sell. No down to G.I.

☆ 3 Bedrooms, 2 baths, near Del Amo Shopping Center—\$19,250.

☆ 3 Bedrooms, 2 baths, near Crenshaw—\$16,950

☆ 3 Bedrooms near May Co. R-2 lot—\$16,500.

☆ 2 Bedrooms, near 190th and Crenshaw—\$13,500.

For Appointment to See—Call

**Responsible Realty**

15929 Hawthorne Blvd.

FR 0-3561

## Exchange Specialist

TORRANCE-WALTERIA SECTION

50'x135' lot, 2 alleys border this. Plus 50' frontage on Ocean Avenue. Priced \$18,000 cash.

**TORRANCE GARDENS**  
3 bedroom, den, fireplace, 1½ baths, being painted inside and out. Drive by 1025 Eriel. OPEN HOUSE Saturday and Sunday. Priced \$21,500.

**JAMES CICCHINI, Realtor**  
(“Clic”-ee) 1407 S. Crenshaw Blvd., Torrance 328-9368 (TWX-TNC-8438)

## CONTRACTOR'S CASTLE

1320 sq. ft. 2 bdrm. home with 8'x13½' office, has large living room with massive brick fireplace, tile kitchen & bath, hardwood floors, 25'x15' covered patio in large entertainment area. Room to built rentals on rear of property. Ideal spot to work, entertain and make income on rental. All this for just \$20,800.

**Best Bargain**  
This 2-bedroom home and large rumpus room in North Wilmington on a 60' wide corner lot is well landscaped, near schools and shopping, has w/w carpets and drapes. Only \$1350 down to new FHA loans for this good buy. Just \$13,500.

**TOWNE & COUNTRY**  
25318 Narbonne Ave. DA 6-2476

**By Owner**  
Torrance. Nearly new, spacious 4-bedroom, beautifully carpeted and draped. Shake roof. Large fenced yard. Leaving area. \$26,200.

**DA 6-9551 TE 3-1800**

"May the best in every day be yours"

**Marsden - Le Doux Real Estate**  
"Rolling Hills Plaza"  
2511 Pacific Coast Hwy., Torrance  
PHONE 325-3099

**FR 8-2294**

**FR 8-2294**

**FR 8-2294**

**FR 8-2294**

## Royale

IF

YOU WANT A SOUTHWOOD rear living room with 1½ bath, patio, fenced yard, ¾ bath off master bedroom, wired for 220, 2 blocks to school, PRICE ONLY \$18,000 with 10% down, then call for appointment to see as this home is VACANT!

**YOU**  
AND YOUR LOVED ONES can have cool comfort in this large Catalina pool with an enchanting enclosed patio PLUS 3 nice sized bedrooms, forced air heat, built-in range and oven. This property is indeed a beauty. Shows price of ownership. Price \$24,780 with 10% down and no 2nd.

**REALLY**  
FOR THE MONEY you won't be able to duplicate this lovely home featuring built-in range and oven, forced air heat, carpeting and draperies throughout, rear living room with sliding glass doors to a completely cinder block fenced yard. Price \$19,950 with 10% down and no 2nd.

**WANT**  
4 BEDROOM AND FAMILY ROOM IN PALOS VERDES ESTATES? On a secluded street with a fantastic view plus expensive carpeting and draperies. Only 3 blocks to school. Owner extremely anxious due to being transferred. Payments only \$201.26 with \$8500 down.

**TO**  
GET THE BUY OF TODAY call to see this 150 sq. ft. Sunray 3 bedroom, family room. Carpets & drapes throughout. \$20,200 G.I. loan, \$145 per mo. including taxes and insurance with only \$2000 down.

**SELL**  
SAYS THE OWNER of this 3 bedroom with wood carpeting in living room, dining room and hallways PLUS beautiful fireplace and an outstanding covered patio. A 6' block wall fence to insure you of complete privacy. This, we think, is the cleanest and most outstanding home for the money of any of the 40 office listings which we are NATURALLY available to you. Price reduced to \$18,500.

**CONTACT**  
US FOR THIS R-2 corner lot 2 bedroom. Room to built another unit. Alley in rear. Price is flexible at \$12,900.

## Royale

TORRANCE & HAWTHORNE BLVD.

FR 1-3531 ANYTIME

Lew Smith - Phil Wood  
Norma Gottschim - Dale Johnson  
Sam Inermil - Ray Rafazak  
Nancy Edlin - Les Strobel

**SUBMIT UNIT TRADES**  
17044 Spinning

For this lovely 3-bedroom and family room, 2 baths, built-ins. Corner property. A must see.

**\$24,950**

**FR 8-4266**

**FR 8-4266**

**FR 8-4266**

**FR 8-4266**

**FR 8-4266**

**FR 8-4266**

## Results At Low Cost -- The Torrance Press -- DA 5-1515