

PARADE OF HOMES



RUSS AMATO
BROKER



LESLIE MAHNS
SALESMAN



BOB MORRIS
SALESMAN

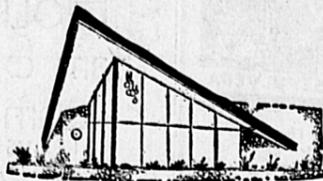


THIS COULD
BE YOU



CY WEBBER
SALESMAN

FREDERICKS REALTY & ESCROW



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BEN NOWATKA
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RAY POWELL
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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.

NOTICE TO OUR READERS

In most cases, we can trade in your present home for the home of your choice. This eliminates a double move and assures you of a definite sale. The home listed below are just a few of our many fine listings.

The art sketches of our staff is one way of introducing ourselves to you. If you have a preference, call the office and ask for the salesman you choose and he will be happy to answer any of your questions.

Home Hints

"WHAT IS A SECOND TRUST DEED WORTH?"

The Second Trust Deed which you may have acquired through the sale or exchange of your home is worth a certain amount of cash value, even though it is worth its face value to you. The characteristics of each Second Trust Deed determine its value. For example: A home sells for \$15,000.00 with a First Trust Deed of \$11,000.00. After a \$1,500.00 down payment, the seller will carry a \$2,500.00 Second Trust Deed.

This \$2,500.00 Second Trust Deed is worth 70% (or \$1,750.00) because of the following characteristics: a 1% pay-off (or \$25.00 per month) at least 7.2% interest, and all due and payable in 5 years. Vary any of these characteristics, and the value will vary accordingly. If, for instance, you increase the due date to 8 years and lower the interest rate to 6%, it would be hard to sell the note for 60%. There are Second Trust Deeds that are "not worth the paper they are written on," as the saying goes.

If the above mentioned home (which sold for \$15,000.00) instead sold for \$14,500.00 cash or cash to a new loan, the seller would have a much better deal. The prices of houses are very deceiving because a well informed seller can take his cash and buy a comparable Second Trust Deed. Be safe when dealing with paper and seek the advice of a competent realtor.

SWIM TIME

Another lovely 3 bedroom and family room Merit resale. Only 2 years old, with dandy kidney-shaped pool. Everything is here: built-ins, carpeting, fireplace, forced air heating, big double garage and close to all schools. Call today. #122.

JUST LISTED

We did it again. We just listed this big 4 bedroom home in North Torrance. It has thick shake shingle roof, all big rooms and ready to move into. All for only \$23,500. Be sure to see it today. #124.

BIG LOT

You could spend the whole day visiting the property. The shrubbery and plants are superb. The lot is 65x259 (R-2) and the home is 3 bedroom with large kitchen and wall to wall carpeting throughout. This is country living right here. #123.

BUDGET PRICED

Here's a lovely 3 bedroom home in Southwood. Has G.I. loan which you can assume or we will arrange new financing to suit you. This is really a honey for the money at \$18,750. #126.

YES MA'M

It's 4 bedrooms—built-in range and oven, family room—completely carpeted—forced air heating, corner fireplace, better than new condition. Only 20 months old. 2 car garage, fenced yard and within walking distance to public and parochial schools. Full price \$23,900. #113.

TREE HOUSE

This 3 bedroom home has an added feature the kids will love, a steel tree house, outdoor shower, barbecue and all in all designed for pleasant indoor and outdoor living. Full price only \$17,950. #116.

TRADE-IN

They traded this beautiful 3 bedroom and family room home. It has lovely carpeting, drapes, fireplace, built-ins, 1 1/2 baths, intercom and a host of extras. Very nice Torrance location. Only \$24,500 full price. #114.

ALONDRA PARK

This is an ideal home for the older set. It is a 2 bedroom home with big knotty pine kitchen, lovely wall to wall carpeting. Good size bedrooms. Lots of tile in bath and kitchen, and a big 2 car garage with lovely landscaping. #117.

\$1650 DOWN

And this darling 3 bedroom home is yours. It has a big, big kitchen, wall to wall carpeting over hardwood floors, lots of closets, lots of tile, cement block fence and a big 2 car garage. This is a fantastic buy at only \$18,500. #106.

G.I.'S NO DOWN

This darling 3 bedroom home has the thickest carpeting and the shiniest floors you have ever seen. Also there is a big, big completely enclosed patio which is perfect for family reunions, record hops or you name it. Full price \$17,500. #108.

SEE THE VIEW

From this home there's a big wide panoramic view of the city. There are three bedrooms, rear living room, 1 1/2 baths and a big kitchen with built-ins. Owners have purchased another home and say make us an offer on price and terms. Asking \$21,500. #108.

NOT FANCY, JUST HOMEY

It's close to downtown Torrance and there are 2 bedrooms and a den. May need a little paint here and there, but otherwise sound as can be. R-2 lot has 2 car garage. Ideal for more income. #110.

G.I. RESALE

Take over this big 4 1/2% loan and have payments of \$100 per month including taxes and insurance. It's a 3 bedroom, 1 1/2 bath, corner home only 8 years old and close to everything. Full price only \$18,950. #101.

DREAM CASTLE

This is truly a gorgeous home. There are 3 bedrooms, 1 1/2 baths, thick plush carpeting, draperies, breakfast bar, rear living room and a big G.I. loan which you can take over. Close to Del Amo shopping, school and bus line. Full price only \$21,950. Be sure to see it. #103.

FHA RESALE

Here's a beautiful 3 bedroom, 1 1/2 bath home with big FHA loan of \$11,100 at 5 1/2% interest. There's wall to wall carpeting, built-in breakfast room, 220 wiring, sprinklers and many other fine extras. Owner leaving state and must sell. #102.

JUNIOR EXECUTIVE

Your 4 bedroom home is waiting just for you and there's a pool, too. The kitchen has all the built-ins, there's a family room and it's tucked away in a quiet residential neighborhood. Full price only \$24,900 and terms arranged. #104.

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.

Real Estate HOMES FOR SALE 90

DOTY REALTY

Do you have a home that does not meet your requirements? If so inquire about our trade-in and guaranteed sales program.

Custom Homes
 South Torrance, large 3 bedroom, 1 1/2 bath, rest living room home, built-ins, carpeting, drapes, bath off master bedroom. Sliding glass doors to rear patio. Full price \$19,900.

Torrance Area
 Lovely like new 3 bedroom, 1 1/2 bath, rest living room home, built-ins, carpeting, drapes, bath off master bedroom. Sliding glass doors to rear patio. Full price \$19,900.

3 Units - Lomita
 Full price \$19,000. \$2600 down to present financing. Needs some paint.

Ample Living Area
 Large 3 bedroom home, full dining room, large living room, master bedroom, very attractive, aluminum siding. Ideal economy home for large family. Full price \$13,600. Low down payment. Call today.

Hawthorne
 20,500 sq. ft. C-1 and R-2 corner on Hawthorne Blvd., with an established business netting \$19,000. Call today for owner-manager. Business and buildings included. Sale price based on value of land. 25% down. Owner will carry trust deed.

R-3 Land
 Approximately 1 acre level multiple unit ground. Sewers, utilities, 25% down or make offer. Seller will carry balance on trust deed. Good location.

Torrance Gardens
 Lovely 3 bedroom, 1 1/2 bath, large living room, nice kitchen, service porch, patio. Ideal home for retired or newlyweds.

\$10,500
 Nice home on a beautiful large lot. Large living room, nice kitchen, service porch, patio. Ideal home for retired or newlyweds.

6 INCOME UNITS
 On 2 lots, 1 1/2-bedroom and 5 1/2-bedroom, 3 on each lot. Can be bought separately or together. Income \$410 per month. Please call for price and terms.

Geneva Meara
 Realtor
 DA 5-2422

OPEN HOUSE SAT. & SUN. 1-6 5415 Sunny View
 3 bedroom with huge fireplace and raised hearth in den, covered patio, view in the seaside tract, near all schools and churches. This won't last at \$20,500.

WANT TO LIVE ON AN ISLAND ONLY \$495 DOWN?
 2429 Island Ave. that is... You don't need a boat, even when it rains. Just run for cover in this oversized 2-bedroom home. Only 8 years old, with hardwood floors, lots of tile, family size dining area, attached garage plus carport. Ask the salesman about the fire detection system already installed at no cost to you.

733 W. Carson
 FA 0-2770

Real Estate HOMES FOR SALE 90

Trade Up To Rolling Hills

We have a beautiful 3 bedroom and den, 2 bath, home, on the hill—ideal for family shopping for a \$30,000 home. Owners will leave washer, dryer and refrigerator. Beautiful 50 ft. covered patio and built-in B-B-Q, wall to wall carpets over parquet floors, all drops. This home has several thousand in extras and is a much better buy than a new home and is in new condition. SEE IT TODAY! Easy terms arranged.

ALYCE O'ROURKE REALTY
 23870 Hawthorne Blvd. (at 101 Hwy.)
 AT THE SIGN OF THE SHAMROCK FR 5-0529

GARDENA SPECIAL
 1 block to Gardena High School. Immaculate 3-bedroom, and family room, 1 1/2 bath, forced air heat, intercom, built-in range and oven, wall to wall carpeting and custom drapes throughout. Patio with BBQ. Cinder block fence. Excellent financing. Please call to see.

SMALL INVESTMENT
 3 units, 1 1/2-bedroom, 1 1/2-bedroom and 1 bachelor Good condition. Choice Lomita location. Full price \$19,000 with \$2,500 down and owner will carry balance at 6% interest.

NO DOWN
 To G.I. Only \$500 closing costs. Meticulous 3 bedroom, 1 1/2 bath, with built-in range, oven and intercom. Hardwood floors with wall to wall carpets. Fenced yard, big double garage and concrete drive.

GIANT
 FR 1-1204

4 Bedroom, 2 Bath Ranch Style
 BIG, BIG LIVING ROOM, 2 BEDROOMS, KITCHEN, AND BATH DOWNSTAIRS, 2 1/2 BATHS UPSTAIRS, CARPETING, DRAPES, WATER HEATER, EXTRA NEAR CHERRY SHAW AND ARTESIA. \$21,500. SUBMIT ON DOWN.

Donsker
 FR 0-2555

\$395 Down ABANDONED
 Owner desperate to sell this 2-bedroom stucco. Property needs repairs. So down comes the price. Only \$11,850. Call for the details and take a look today.

Ready Realty
 23844 Hawthorne Blvd.
 OPEN TIL 9
 FR 8-2294

OPEN HOUSE SAT. & SUN. 3-bedroom priced to sell. Take 23th to Barendo, turn back to 23122 Meyler. FA 8-6407, Agent.

Real Estate HOMES FOR SALE 90

Heavenly Days! ONLY \$995 DOWN
 For this 4-bedroom home with 2 baths, farm style kitchen with exhaust fan, large closets, and beautiful patio. Call for further information.

Hi Neighbor!! WHERE PEOPLE ARE YOUNG IN HEART AND LIVING IS FUN
 And you have 2 baths with 3 bedrooms, wall to wall carpeting, thermostat heat, water softener, glass-lined water heater. Don't miss this. #46

A Hop, Skip, and Jump TO HAMILTON SCHOOL IN NORTH TORRANCE
 Has 3 bedrooms, 2 1/2 baths, large kitchen, forced air heat, wall to wall carpeting and drapes throughout. Large patio with decon-dry lawn. This is really nice. #10.

Just 2 Blocks FROM SOUTH BAY SHOPPING CENTER
 10% down for 3-bedroom, tile kitchen and bath, wall to wall carpeting and drapes in living room. Newly painted. Nice landscaping. \$18,750. #45.

Ship Ahoy Starboard Side
 10% down. Only \$17,900 full price for 3 bedroom, 2 bath. Nice area. 3 bedroom, split bath. Wall to wall carpeting, drapes in living room, natural wood cabinets, thermostat heat, wired 220, kitchen and garage. #1.

The Perfect Grade SCHOOL LOCATION YOU'VE BEEN WANTING
 3 bedrooms, 2 baths, wall to wall carpeting, natural wood cabinets, large covered patio, fruit trees. Newly painted.

4 Bedroom
 2 baths, large modern kitchen, beautiful patio, water softener, new grill, water heater, painted. 10% down. \$17,950. #39.

REALTY 5500 TORRANCE BLVD. ACROSS FROM TORRANCE DRIVE IN THEATER
 FR 1-4621 SP 2-2795 OPEN 9 TIL 9

ROOMS!U!
 Torrance Plaza. Ideal for large family. 1,627 sq. ft. Building will to wall carpet, natural finish cabinets in kitchen, 1 1/2 baths, fireplace, laundry room, double garage, fenced yard. Near school. Excellent condition in and out. FRED HANSEN, Realtor FA 8-5949

\$485 DOWN. 2-bedroom stucco.
 Hardwood floors, built-in dishwasher, 1 1/2 baths, controlled heat. 80 x 150 lot. FR 0-3561

Real Estate HOMES FOR SALE 90

KETTLER KNOLLS—3 BEDROOM
 An exceptional home that sparkles with pride. All rooms carpeted, 12 x 15 master bedroom, 2 baths, built-in kitchen, oversized garage with laundry area. Beautiful yard with mature trees. Take time to see it today.

KON-TIKI
 Beautiful Southwood Riviera Royale, 4-bedroom home that sparkles. Gorgeous carpeting throughout. Built-in kitchen, fireplace, center patio. Special only \$16 in hallways. Many other extras. Close by South High and shopping. Priced to sell as owners transferred.

OUTSTANDING PROVINCIAL
 Medallion all-electric kitchen, rustic brick fireplace, forced air heat, 2 large baths, access to rear yard to park a boat or trailer. Built 8 months ago—but better than new, with beautiful landscaping. Good terms. Call to see this 4 and family room dream house. Asking \$32,250.

2 STORY DUPLEX—HERMOSA BEACH
 New paint outside. Completely furnished. Near King Harbor and only 2 blocks to the beach. Both rented. Asking \$23,950. See and submit.

STORY BOOK RUSTIC
 Near Civic Center. Delightful 2-story home with 3 large bedrooms and a big family room for comfortable living. Modern built-in kitchen with lots of natural wood cabinets. Really priced to sell at \$24,500. Submit on down payment.

EARLY AMERICAN
 Custom built Hollywood Riviera home. Large living room with corner used brick fireplace, 3 large bedrooms, 1 1/2 baths, lots of cabinets and closet space. Separate service area. Owner transferred and must sell.

NEAR CATHOLIC CHURCH & SCHOOL
 Vacant! Large 3 and family room near St. Catherine's Church. Nice floor plan, 2 baths, forced air heat, fireplace, carpet and drapes. IMMEDIATE POSSESSION. Only \$25,500. See and submit.

BRAND NEW—"2"
 Built just completed these 2 fine new homes. Each has 3 bedroom and family room, featuring lots of space with built-ins and carpets. Only \$22,950 and you can buy either one for only \$1200 down. There were 6—now there are 2. So hurry out to 25314 W. 253rd St. Lomita. (West of Pennsylvania Ave.) OPEN SUN.

4 BEDROOM—VIEW
 Located high on the Peninsula, sparkling home with gorgeous oak carpet throughout. Delightful view. Just reduced \$2000 and a real value at \$34,950. Good financing. See it this weekend.

FIXER-UPPER
 Nice 3 bedroom that needs paint and elbow grease. Good sized yard that needs water. Real bargain at \$15,200 and located in nice neighborhood. Call now...

Call FR 8-4247 - Anytime

TARBELL CO.
 22525 Hawthorne Blvd., Torrance

Summer Heat A Pool Will Beat
 1 1/2 x 36 POOL PLUS LOVE. FULLY ENCLOSED YARD. LOT 50 x 150. \$2100 DOWN CAN HANDLE THIS LARGE 3-BEDROOM 1 1/2-BATH HOME. HURGE BED ROOMS AND KITCHEN. GUEST SUITE. BERICHO. FHA LOAN AT 5 1/2% INTEREST.

ONLY 2 Left
 SHAKE ROOF NEW 3-BEDROOM Plus huge family room, 1 1/2 baths. Approximately 1,900 sq. ft. 90% Loan - 6 1/2% Interest PRICE \$22,995

Donsker
 FR 0-2555

Also 1,400 sq. ft., 3 bedroom, family room, at \$21,500. Open. 2215 235th Street CORNER ARLINGTON FR 5-6826 DA 5-0620

2 Patios

For out-of-door fun and lots of room for Fido to romp around in. This cheerful 2 bedroom home offers you plenty of good living at the reasonable price of \$14,250. Good Torrance area.

Alvin Grancell, Realtor
 FR 8-8406

\$1075 DOWN
 3-bedroom, 2-bath Starlite home. Extras include drapes, intercom, built-ins, central Lomita. \$21,500.

LOMITA REALTY
 DA 6-0518

Real Estate HOMES FOR SALE 90

Sam's Delight
 Gorgeous 3-bedroom, near-new carpet, fantastic brick patio and driveway. A queen-sized kitchen. \$85 month pays all. No down to start.

Seeing Is Believing
 Newly decorated 3-bedroom, sparkling hardwood floors, double garage. Cinder block wall and covered patio. Choice neighborhood. 3 schools nearby. Sacrifice at \$14,750. Low down payment.

Immediate Possession
 Immaculate 3-bedroom, hardwood floors, exciting corner fireplace. Custom carpeting and drapes. Large yard with masonry block fence. Walk to school and shopping. Only \$18,750 with low down.

\$80 Per Month
 Including taxes and insurance. Immaculate 2-bedroom with spacious 12 x 20 den. Fenced rear yard. Near the freeway. No down to G.I's.

Rosenkrantz REALTORS
 23808 Hawthorne Blvd
 FR 8-8361

4 Deluxe Units PROUD TO PRESENT THIS 4 YEAR OLD, 2-BEDROOM EACH PROPERTY. A L.L.E. R.C.P. R.I.C. MEDICAL BUILT-IN KITCHEN, PRIVATE PATIOS, AND BALCONY UNDER EACH UNIT. ADULTS ONLY BUILDING. NEAR EL CAMINO COLLEGE. WILL CONSIDER TRADE ON HOME.

Donsker
 FR 0-2555

VERY SHARP
 2-bedroom home with built-in stove and oven, large utility room, carpeted. Ideal for expansion. Drive by 3119 W. 18th St. and phone for appointment to inspect interior.

Taft Allen
 Realtor
 20125 Hawthorne Blvd.
 FR 1-5505

R-3
 A must for builders and income conscious people. A large custom built 3-bedroom home, with 1 1/2 baths, separate dining and sewing room. Room for units on rear. Price \$19,500. Terms.

Clayton REAL ESTATE
 FA 8-0800
 FR 5-7272 FA 8-3490