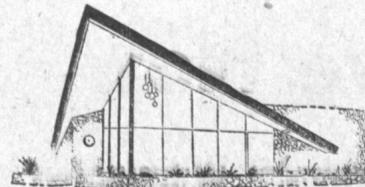




FREDERICKS REALTY & ESCROW



BEN NOWATKA BROKER

Member of the Following Board

- 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.

SWIM TIME

That time is here again and now you can enjoy this big 4 bedroom home with family room and all the many extras it has to offer, including the big pool. Some of the features include covered patio, floodlights, sprinklers, wall to wall carpeting and a host of others. This is nice. No. 104.

SOUTHWEST PARK

Here's a honey of a 3-bedroom in Southwest Park. It has an enlarged kitchen and service porch and lovely wall-to-wall carpeting. Fenced yard, big 2-car garage and close to stores and bus line to Torrance or Los Angeles. See this one for sure. No. 109.

HOME HINTS

"TAX LIENS"

Real estate taxes are imposed by the city and county governments in the form of a lien on property. Although the State and Federal governments also have the right to tax real estate, they do not do so.

The assessed value of the property determines the amount of real estate taxes (also known as Ad Valorem taxes). The greater the value, the greater the tax. The County Assessor sets the tax amount and the County Tax Collector is responsible for its collection.

On the first Monday in March of each year, taxes become a lien against property, previous to the fiscal year in which they were assessed. The tax fiscal year starts on July 1st and ends on June 30th of the following year.

For the convenience of property owners, taxes are paid in two installments. The first installment, due November 1st and delinquent December 10th, covers taxes from July 1st to December 31st. The second installment, due February 1st and delinquent April 10th, covers the period from January 1st to June 30th of the following year. Penalties are imposed for delinquent tax payments.

I believe J. B. Colbert summed it up when he said: "The art of taxation consists in so plucking the goose as to obtain the largest amount of feathers with the least possible amount of hissing."



WALT BODEN SALESMAN



JOE BABICK SALESMAN



BEN CLARK BROKER



RAY POWELL SALESMAN



We Welcome Your Visit to Our Open Houses

OPEN HOUSE 1 TO 5:30

SOUTHWOOD: 4 bedrooms, 1 1/2 baths with built-in oven and range. Only 18 months old. Owner being transferred. See Ben Clark at 5320 Spencer St., Torrance. No. 101.

EXCLUSIVE AREA: And home at 1953 W. 185th St., Torrance. It's a Steinkamp with 3 bedrooms & den. Joe Babick will greet you.

ALL THE LITTLE THINGS: Are found in this 3-bedroom home. Excellent neighborhood and a need to sell makes this a good buy at 22618 Leyte Dr., Torrance. Bob Morris on duty. No. A-1.

EXCLUSIVE NEIGHBORHOOD: Makes this outstanding deluxe Steinkamp, 3-bedroom home a buy of a lifetime. Located next to \$40,000 homes, priced at \$28,950. See with Joe Babick at 1934 W. 183rd St., Torrance. No. 27.

G. I. RESALE: 3-bedroom beauty has rear living room with breakfast bar, 1 1/2 baths, plus, thick carpeting. See with Leslie Maahs at 21702 Vicky Ave., Torrance. No. 103.

EXTRA LARGE MERT: 4 bedrooms, family room and den with 2 1/2 baths. See with Cy Webber at 1050 W. Cassidy, Gardena. No. 19.

AN EXOTIC INTERIOR: Makes this large 3-

bedroom simply a beauty at 3922 W. 170th St., Torrance. Jim Jones said, to make him an offer. No. 6.

JUST LISTED: This 3-bedroom for \$17,950. Priced to sell at 16527 Casimir Ave., Torrance. Ed Phelps will greet you. No. 2.

COLLEGE HOME: At 2819 W. 168th St., Torrance, just south of El Camino College. 3 bedrooms, 2 baths, for \$19,950—only \$2000 down. Joe Schmidt on duty. No. A-5.

GUEST HOUSE: Behind this lovely 2-bedroom, recently painted. Makes this one of our best buys at 1708 W. 153rd St., Gardena. See today with Joe Maxwell. No. 35.

GO SOUTH TO: 5625 Andrus Ave., Torrance, and see this view lot and modern home for \$27,500. We think you will like it. Walt Boden on duty. No. 105.

SUBMIT YOUR TRADE: Boat, airplane, TV set, etc., on this clean 3-bedroom at 108 W. 225th St. Ray Powell will assist you. No. 106.

NEW, NEW, NEW: Homes in Torrance at 235th St., 1 block east of Crenshaw. Hurry today to select yours. \$21,950. Lee Jarniga on duty. No. 12.

LIVE IN THE SKY

2 bedrooms upstairs, 2 bedrooms downstairs, 1 1/2 baths. Freshly painted inside and out with new screens. Nice to look at and nice to live in. You'll like it. Only \$21,500. No. 45.

NEAR MAY CO.

Dandy 2-bedroom home in North Torrance near the May Co. Has wall-to-wall carpeting, insulated attic, new water heater, big yard with fruit trees and a big double garage. Priced for less than you think. No. A-3.

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 would like to call or stop by and talk about this wonderful plan.

DANDY 2-BEDROOM

This attractive 2-bedroom home is squeaky clean. Wardrobe closets in both bedrooms. Big, big kitchen and good sized yard with water softener. Priced to sell at only \$14,950, and easy terms. No. 107.

WE'RE PROUD

We're proud of this beautiful 3-bedroom home near El Camino College. Good sized bedrooms and one has built-in bunk beds, dressers and writing desks for the kids. Lots of tile in kitchen and bath plus good sized yard with cement patio. Only \$17,950 full price. No. 102.

POST CARD VIEW

Here's a 3-bedroom home, has 3 big bedrooms, 1 1/2 baths, built-in range and oven, forced air heating and a view of all of Torrance. This property is only 6 1/2 years old and is being offered at the unbelievable price of only \$22,500 with 10% down. Like to see it? Call about No. 108.

BIG 3-BEDROOM

Sturdy 3-bedroom home, value packed. May need some fixing but you can submit nothing down if you're a vet or \$750 if you want FHA. Full and complete price only \$13,250. Ask about No. 43.

THIS SPACE RESERVED FOR YOUR HOME IN THE NEXT ISSUE

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

REALTOR: An active member of a local Real Estate Board which is a constituent member of the National Association of Real Estate Boards (in California Real Estate Association) and who is bound by its rules and adheres to its Code of Ethics.

Torrance-Lomita Board of Realtors

JACK SCHMIDT PRESIDENT
GEORGE HANBACK VICE PRESIDENT
FRED HANSEN SECRETARY
ALVIN GRANKELL TREASURER
FOREST BEYER EXECUTIVE SECRETARY

DIRECTORS

HENRY MAHLER DEL WRIGHT
KEN PETERS DELBERT VAUGHN
HALLIE CROW DON BORDEN
R. D. MEWEN GENEVA MEARA
ROBERT TRUJILLO

South Bay Board of Realtors

EARL W. ROSE PRESIDENT
KEN CRADDOCK VICE PRESIDENT
EARL K. SEALS SECRETARY
CHARLES W. GILNER EXECUTIVE VICE PRESIDENT
WILLIAM J. MAY EXECUTIVE VICE PRESIDENT
A. J. MAHONEY SECRETARY-TREASURER

DIRECTORS

WILMA BRADSHAW HOWARD CALDWELL
BOB FARNSWORTH PHIL HELM
VYRLE HANSON WINNIE F. MILLER
BOB BYRNES AL MCBRIDE
NEAL HOWARD BILL ARMONT

Rolling Hills Board of Realtors

NIBS KEAP PRESIDENT
ED LYLE VICE PRESIDENT
HAROLD ALLEN SECRETARY
GEORGE DENBO TREASURER

DIRECTORS

JOHN DUNCKEL DENNIS McELRATH
RAY ROBERT

Palos Verdes Estates Board of Realtors

JACK D. KAHL PRESIDENT
R. DYMOCK SMITH VICE PRESIDENT
ELIZABETH H. CARROLL SECRETARY
JAMES L. COUCH TREASURER

DIRECTORS

FRANK N. WRIGHT ROBERT C. ALLEN
MAX CALVERT JOHN L. SAINSEVAIN
ROBERT S. STRASSBURG

San Pedro Board of Realtors

BARBARA A. WALLS PRESIDENT
ROBERT OSTER VICE PRESIDENT
BETTY CHILDS SECRETARY-TREASURER

DIRECTORS

EARL B. ADAMS ALLEN T. ATCHISON
ESTELLE H. BOBICK PAUL A. KEIL
LEE HAUER BENJAMIN RUSSEL
MARK A. SAMPSON ROY A. SHAW

VACANT LOW DOWN

Attractive 3 bedroom, 2 baths, natural wood cabinets, large patio, fenced yard with detached garage. Submit on dn. \$18,950

RITA K. HIGH

Realtor
304 Tejon Place
Palos Verdes
FR 5-8053
Eves. 5-8022, 5-1015

3-BEDROOM Torrance

Hardwood floors, fenced yard, near schools and shopping. Only \$1600 down.

3-BEDROOM Rolling Hills

Family and dining room, all built-ins, 2 1/2 baths, 1/4 acre with view. Horse ok. Only \$41,250. Call for appointment.

Albert Z. England

2330 W. SEPULVEDA TORRANCE DA 6-2633
FR 8-1192

\$395 DOWN G.I. RESALE 3-Bedroom

Features like w/w carpeting throughout, large kitchen, covered patio with brick BBQ, terrace, yard, fence and new paint outside make this a terrific buy! Payments only \$99 P. & L. 5 1/2% loan to vet or non-vet. No qualifying.

READY REALTY 23844 Hawthorne Blvd.

Open 'til 9 p.m.
FR 8-2294

Try \$1500 Down 3 Bedrooms and Family Near Del Amo Shopping Center

This exceptional home features hardwood floors, fireplace, lots of tile, disposal, built-in breakfast room, fenced yard, beautiful landscaping, sprinkler system, and many other features. For appointment to see, call

FR 0-3561

15929 Hawthorne Blvd.

\$495 DOWN FHA RESALE

See this 3-bedroom home with aluminum stairs, rock-face front, fenced yard, front and back, attached garage. Walk to schools. Excellent terms. No qualifying. Take over 5 1/2% loan. Hurry!

READY REALTY 23844 Hawthorne Blvd.

Open 'til 9 p.m.
FR 8-2294

Real Estate Wanted 114

CASH FOR YOUR PROPERTY. BUY, SELL OR TRADE. CALL US BEFORE YOU SELL. DEPENDABLE REALTY FR 3-3237

WANTED

3 and 3-bedroom homes. Free appraisal. Highest prices paid. Call Mr. Pasch. OS 5-0367

Will pay highest cash price for your 2 or 3 bedroom home. Any condition or area. 24 hour service. Warren OS 9-3638

Houses for Rent (Unfurnished) 116

3-BEDROOM HOUSE, hardwood floors, attached garage, 8 years old, Torrance area, \$100 month. FA 0-2773

972—NEAR NEW 2 bedroom house, 2 blocks from the center of Lomita. FR 0-3501, days. FR 3-2239, night. Ask for Dick.

Houses for (Furnished) 117

House Wanted Engineer and school teacher wife and son, 14, need 2-bedroom furnished house. Will arrive about May 29. No pets. Reply Box 14, Torrance Press.

USE CLASSIFIED ADS to buy or sell. Results are fast. Telephone DA 5-1515, ask for an ad-taker.

Apartment Rent (Unfurnished) 119

BRAND NEW

Imperial Apartments
★ 1 & 2 BEDROOMS—DRAPES
★ HEATED POOL—HI-FI
★ SOUNDPROOF—W/W CARPETS
★ MARBLE PULLMANS—SNACK BAR
★ THERMO HEAT—BUILT-INS
★ INSULATED—VISITORS PARKING
★ DEAD END ST.—ADULTS
★ 505 AND UP

730 W. 214th St. FA 8-7749

(3 blocks to Harbor Freeway & markets, 10 minutes to 8 beaches)

2 BR. \$95

Garbage Disposal
Laundry Facilities
1520 W. 226th FA 0-5239

New, Spacious 2-Bedrm., \$85

DISPOSAL AUTOMATIC WASHER HOOKUP CHILDREN WELCOME
1924 WEST 227TH ST. FA 0-3444

Apartment for Rent (Unfurnished) 119

GOLD MEDALLION EL CAPITAN Poolside Apts.

16025 S. Western Ave. GARDENA \$90 Up ALL-ELECTRIC

Furnished Singles
Furnished and Unfurn.
1 Bedrooms

★ Heated Pool
★ Carpets, Drapes
★ Snack Bars
★ Shower Enclosures
★ Large Wardrobes
★ Built-in Hot Point Oven and Range
★ Sealed Heat

ALSO WEEKLY RATES \$30, Including Utilities

Enjoy Fun in the Sun at

EL CAPITAN

16025 S. Western Ave. DA 3-6827

\$50—Unfurnished and Furnished "NEAR NEW"

1-BEDRM. APTS. "CHILDREN WELCOME"
316 W. Griffith
(2 blocks south of 160th and Figueroa, 2 blocks from Harbor Freeway.)
DA 3-7252

DELUXE

Large 2 Br. \$110
★ BUILT-INS
★ CARPETED
★ DRAPES
★ Carpets
★ ADULTS ONLY
★ 24647 Pennsylvania Ave. Lomita FR 5-6970 or DA 5-8543

★ DELUXE \$74.50 — \$89.50

1 AND 2 BEDROOMS FURNISHED—UNFURNISHED SPACIOUS—LUXURY—PRESTIGE Near Collage, Schools Shopping and Golf Course ROYAL YUKON APTS. 16820 YUKON AVE. (Between Crenshaw and Prairie) DA 9-7559 DA 4-1379

Apartment for Rent (Unfurnished) 119

1 BR. \$70 Duplex

Newly Decorated
Disposal
Hardwood Floors
Near Downtown Torrance
Adults No Pets
FA 8-7071

1 MONTH FREE RENT

3 BR. DELUXE

WALL TO WALL CARPETS
BUILT-INS
CHILDREN O.K.
PRICE \$115
CALL 300-2163

Apartment for Rent (Furnished) 120

Apartment for Rent (Furnished) 120
CAMINO PALMS
READY FOR OCCUPANCY
New Completely Furnished
Single and 1-Bedroom Apartments
Heated Pool — Sundeck
\$90 and Up Per Month
NO DEPOSITS
Includes

Free TV
Free AM-FM
Carpets
Disposals
Controlled Heat
Free Parking

Free Utilities
Free Linens, Incl. Laundry
Laundry Facilities
Extra Large Wardrobes
King, Queen and Twin
Tub with Enclosed Shower

Adj. to shopping area & Int. Pancake House
Also Low Weekly Rates

15601 CRENSHAW BLVD. GARDENA (Just South of El Camino College) OS 5-5444

1 BR. \$65

Adults Only
FA 8-0826

1 BR \$75

★ PLENTY OF CLOSETS
★ THERMOSTAT HEAT
★ 151 W. 203RD STREET TORRANCE OS 5-2042

★ \$85

Nicely furnished 1-bedroom, front Rest Mattress, 1 story, front and rear entrance. Garage, spacious lawn, adults. JO-SANDRA GARDEN COURTS, Mar. 1435 W. 219th St. FA 8-8502

★ \$70 2 BR. 2 BR. \$125

Children Near Schools, Shopping, Bus. DA 9-7559 DA 4-1379

Apartment for Rent (Unfurnished) 119

NOW LEASING

Newly remodeled and re-decorated inside and out. Singles, 1, 2 and 3 bedrooms. (3 bedrooms have 2 baths.) \$45.00 and Up

Adjoining schools, shopping center, park and medical clinic. Laundry facilities, carpools. Also furnished apartments available.

CHILDREN WELCOME

Sheridan Gardens
462 East 231st TE 4-7278
Weekdays 8:30 to 5
Sundays 12:00 to 4

445 1 BEDROOM LOWER TORRANCE BLVD. NEAR SARTORI. FA 8-9330

Apartment for Rent (Furnished) 120

WANTED ROOMMATE

Man to share apt. Torrance-Harbor City area. STEVE DA 4-8850

TO BUY, SELL OR EXCHANGE, USE CLASSIFIED ADS

Furniture 136

Hub-Torrance No Down Payment

4 rooms complete, new and used mixed. Includes range, refrigerator, living room, bedroom, dinette, tables, lamps and many extras. Complete price \$395. Up to 3 years to pay. HUB, 2085 Hawthorne Blvd. Near Pacific Coast Hwy., Torrance. Open Eves 'til 9.

3 Rooms

FURNITURE ALL OR PART 5809 W. CARSON FR 1-5090

Tools 140 Tools 140

★ MUST SELL ★ Builders contract expired. 35 units of cancelled apartment house furniture must go. Includes 12 piece nautical living room, full bedroom with bedding, neymar dinette plus guaranteed stove & \$3 per week. All credit O.K. Open refrigerator. Full price \$277 or daily 'til 9. Sun. 11 to 6. OS 9-2207 Shell Furniture, 364 N. Hawthorne Blvd., Hawthorne.

★ SWAP MEET

BUY — SELL — SWAP — TRADE
Clothing, Tools, Small Appliances, Anything
BARGAINS GALORE
NOW OPEN WED., SAT., SUN 8 A.M. — 4 P.M.

Radium Drive-In Theater

On Redondo Beach Blvd. Between Crenshaw and Western

Apartment Headquarters . . . Torrance Press