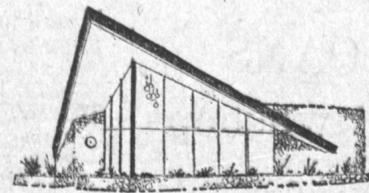




FREDERICKS REALTY & ESCROW



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 2 1/2 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 SALESMAN



RALPH CAMERON BROKER



BEN CLARK BROKER



JOE BABICK SALESMAN



RUSS AMADO BROKER



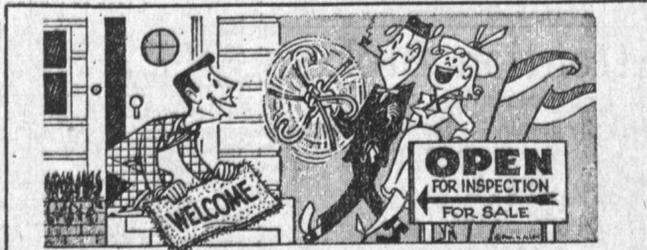
LESLIE MAAHS SALESMAN



BOB MORRIS SALESMAN



CY WEBBER 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, 1 1/2-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, 1 1/2-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, 1 1/2 baths, 2-car garage. Take over G.I. loan or we will arrange easy terms. Get all the facts from Bob Morris at 5535 Halison St. No. 101.

COUNTRY ESTATE: Almost 1/2 acre of suburban country living right here. 3 bedrooms, 1 1/2 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, 1 1/2-bath home from Russ Amado at 22014 Marjorie St. You'll be glad you did. No. 119.

NOT FANCY, JUST HOMEY

Close to downtown Torrance. This is a 2-bedroom and den home; not fancy just homey, and may need a little paint here and there, but otherwise sound as a dollar. R-2 lot with 2-car garage. Ideal for future income. No. 110.

HIGH IN THE SKY

Two bedrooms upstairs, two bedrooms downstairs, 1 1/2 baths. Sparkling condition inside and out and all new screens. Wonderful corner adaptability. Like to take a look? Ask about No. 45. Only \$21,500 full price.

LOVE SPECTACULAR VIEW?

Here's the home that has it. It's a 3-bedroom, 1 1/2 bath with built-in range, oven, forced air heating, wall to wall carpeting and a spectacular view of all of Torrance. It's the kind of home you'll wish you had seen when it's too late. Only \$22,500. No. 108.

SPEAKING OF LIVING

Here it is. Four lovely, big bedrooms, family room, all the built-ins, forced air heat, wall-to-wall carpeting and a big 16x42 pool for your outside living. This may sound expensive but it is actually priced right. Call today about No. 104.

ENJOY A FIREPLACE

On these cold summer evenings use the fireplace to make life merry. This fine 3-bedroom has one and you will have many hours of enjoyment from it. There is also a 2-car garage, sprinklers and many other fine features. Call today. No. 112.

LOADS OF OOMPH

Darling 3-bedroom, family room, 1 1/2 baths. Has built-in range and oven, forced air heating, fireplace, pegged hardwood floors, sliding glass door to rear and in excellent condition inside an out. Sound good? No. 105.

MERIT RESALE

Here's your chance to own a big 4-bedroom home only 20 months old. Completely carpeted, has forced air heating, big family room, kitchen with built-in range and oven and so clean you will love it. Be sure to let us show you this beautiful home. Priced at only \$23,950 full price. No. 113.

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.

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-saver 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. 976.

ANOTHER 3-BEDROOM

With 1 1/2 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. 684.

LARGE HOME

3-bedroom and den with 1 1/2 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, 1 1/2 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. Home 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-ins, 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, #11 room attached to garage with unfinished 1/2 bath. Covered patio, W/W carpet. OPEN HOUSE SUNDAY, 21125 S. BROADWELL FA 8-3233

"May the Best in Every Day Be Yours"
Marsden - Le Doux
Real Estate
2511 Pacific Coast Hwy., Torrance
"Rolling Hills Plaza"
PHONE 325-3079

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, 1 1/2 baths and 1/2 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

5495 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 Lomita

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 and Family

3 bedroom, drapes in living room and dining room, stall shower, lovely landscaping. 2 blocks from West High School and Victor Elementary. \$17,950 \$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 7-2771

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

\$495 DOWN VACANT Move in Today! Just redecorated inside this lovely 3-bedroom home which features queen-size kitchen, large living room, stucco construction, only 7 years old, back yard completely fenced and equipped with playhouse for the kiddies. Out of state credit ok. Drop by 733 W. Carson, Torrance.

FA 0-2770

Grandview Palos Verdes

Special, Special Buy!
THE ULTIMATE IN GRACIOUS LIVING IN THIS 1800 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, 1 1/2 BATHS, BUILT-INS AND ALL THE OTHER BEST FEATURES IN A QUALITY HOME. HAS WATER-FALL, 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 5-8875 FR 5-5200

Landmark Realty

FREE APPRAISALS
FR 8-8506

New Homes

South Torrance, large 3 bedroom and family room, 1 1/2 baths, 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, 1 1/2 bath, built-in, carpeting, drapes, 1/2 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 1/2 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'x165' lot. Full price \$19,000. \$2500 down to present financing. Needs some paint.

DOTY

2104 Pac. Cst. Hwy., Lomita
EVENING CALLS
MR. STEWART DA 9-7155
MR. WESTERIN DA 8-1123
MRS. HOUSTON DA 6-1055

\$995 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

See this coty 2-bedroom stucco. Deep, fenced yard. Near Hattigle Ave. School. Pay \$99 per month, including taxes and insurance. FHA. Listing No. P-600.

Kamiya Mamiya Realty
"Reliable Service Since 1948"
FA 0-1160

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 Catholic Church—\$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, 1 1/2 baths, tile painted inside and out. Drive by 1025 Eriel. OPEN HOUSE Saturday and Sunday. Priced \$21,500.

JAMES CICCHINI, Realtor
("Chic"-ee) 1407 S. Crenshaw Blvd., Torrance
328-9368
(TWX-TNC-8438)

CONTRACTOR'S CASTLE

1320 sq. ft. 2 bdrm. home with 8'x13 1/2' office, has large living room with massive brick fireplace, tile kitchen & baths, 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 turbox 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 loan 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. Snake roof. Large fenced yard. Leaving area. \$25,200
DA 6-9551
TE 3-1800

"May the best in every day be yours"

Marsden - Le Doux
Real Estate
2511 Pacific Coast Hwy., Torrance
PHONE 325-3090

\$995 Down
Del Amo Goodie
You'll see that this 3-bedroom home across from the Del Amo Shopping Center is the best buy in town. Corner lot, 2-car garage. Fully fenced. Owner in Palmdale and must sell.
23844 Hawthorne Blvd.
Open 'til 9 p.m.
FR 8-2294

\$495 DOWN—large 2-bedroom, hardwood floors, attached garage, plus large covered carport. Is 4 years old. Vacant. FA 0-2770.

Royale

IF YOU WANT A SOUTHWOOD rear living room with 1 1/2 bath patio, fenced yard, 3/4 bath 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!

AND YOUR LOVED ONES can have cool comfort in this large Catalina pool with an enchanting enclosed patio PLUS 3 nice 1/2-bath bedrooms, forced air heat, built-in range and oven. This property is indeed a beauty. Shows price of ownership. Price \$24,700 with 10% down and no 2nds.

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 \$19,900 with 10% down and no 2nds.

WANT 4 BEDROOMS AND FAMILY ROOM IN PALOS VERDES ESTATES? On a secluded street with fantastic view plus extensive carpeting and draperies. Only 3 blocks to school. Owner extremely anxious due to being transferred. Payments only \$201.25 with \$8500 down.

TO GET THE BUY OF TODAY call to see this 150 sq. ft. Sunday 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 hall plus beautiful fireplace and an outstanding covered patio and a double detached garage with 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 30 office listings 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 - Phyllis Wood
Norma Gottschim - Dave Johnson
Sam Intermitt - Ray Ratafack
Nancy Edlson - 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

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