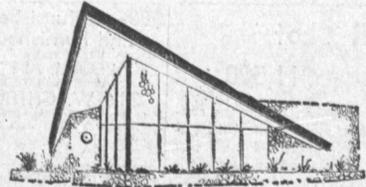




# FREDERICKS REALTY & ESCROW

## REALTY & ESCROW



BEN NOWATKA BROKER

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### 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.

### 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 art sketches of our staff is one way of introducing ourselves to you. If you have a preference, call the salesman you choose and he will be happy to answer any of your questions. The homes listed here are just a few of our many fine homes.

### 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

### HONEY FOR THE MONEY

Corner 3 bedroom, 1 1/2 baths. Near West High living offered for below similar homes in the same area. Has big double garage and handy to everything. Full price only \$18,940. No. 101.

### THEY TRADED

This beautiful 3 bedroom and family room home for income property. It's priced right because we guaranteed to buy it. There's 1 1/2 baths, beautiful thick carpeting, built-ins and a host of extras. Excellent Torrance location. Call today to see it. No. 114.

### SOUTHWEST PARK

You may have to do some painting and fixing here and there but this can be a lovely 3 bedroom home. Close to playground, schools and stores. Should be O.K. for low down to FHA loans or no down for G.I. This one is sure to sell quick, so better hurry. No. 121.

### YES MA'M

It's 4 bedrooms, there's a built-in range and oven, family room, completely carpeted throughout, forced air heating, corner fireplace, better than new condition, only 20 months old, 2 car garage, fenced yard and within walking distance to all public and Catholic schools. Full price \$23,950. No. 113. Yes, Ma'm, you can see it today.

### 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.

### WE LOST

But you can gain at our expense. We guaranteed to buy this home and now we must sell it. It has 3 bedrooms, big family kitchen, 2 car garage, cement block fencing and only 7 years old. Full price only \$16,500. No reasonable offer refused. No. 106.

### 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.

### REFRESHING

This home has the refreshing qualities of having been in a summer rain. It has 3 bedrooms, family room, 1 1/2 baths, built-in range and oven and forced air heating. Come see this home and pick up your spirits. You'll love it. No. 105.

### MR. KLEEN

Must have visited this darling home. It's that nice. It has 2 bedrooms, carpeting throughout, lots of tile in the bath and a bigger than big kitchen. There's room on the lot to pull in a boat or trailer. One look will be enough to convince you. Only \$14,950 full price and easy terms arranged. No. 107.

### SQUEAKY CLEAN

It's our pleasure to show you such a clean home. There are 3 big bedrooms, 1 1/2 baths, big double garage, completely fenced and many exciting extras to make this an outstanding home. Just move in and start living. No. 103.

### ZONED FOR HORSES

Here's a 3 bedroom, 1 1/2 bath home on a big lot almost 1/2 acre and it's completely fenced with cement block. There is a 2 and 3 car garage or room to park equipment on the street. You'll love the country atmosphere right here in Torrance. No. 118.

### GATHER 'ROUND

The fireplace when you have your family get together. This attractive 3 bedroom is ideal for your growing family. Fenced in yard; 2 car garage, sprinklers and only 8 years old. Full price \$18,750 and easy terms. No. 112.

### EASY TO OWN

This is just the place for a young couple to start their family or an older couple to retire. There are 2 bedrooms with a big family kitchen and good big living room. The lot is zoned R-2 for future potential and 2 big garages. Own your own home and have payments less than rent. No. 120.

### 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.

### WHY NOT?

Why not have a big 4 bedroom home with family room and swimming pool? You will be surprised at the little difference it costs to enjoy much, much more. You may trade in your present home and start living like royalty. Call today for appointment to see. No. 104.

### BOTTLEBRUSH TREES

Here's a beautiful 3 bedroom home with 1 1/2 baths on attractive street lined with bottle brush trees. You will love every minute you're in this home. The living and dining rooms are carpeted, the kitchen has knotty pine cabinets. Yard is completely fenced with cement block. Let's go see it. No. 119.

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

## 4126 Sepulveda Blvd.

FOR SALE OR EXCHANGES

### Royalle

Duplicate this for the money will be very difficult as this home has 1600 SQUARE FEET, FOUR BEDROOMS WITH DEN, INTERCOM, 1200 FT LIVING ROOM, Kitchen has popular built-in Tappan range and oven. PLUS for your protection 12x12 foot basement or BOMB SHELTER. Former home of a very popular executive. Priced for immediate sale, \$18,000!

**BUY**  
A home that has all the modern conveniences such as forced air heat, built-in range and oven, Acoustic ceiling, completely carpeted, draped throughout. Has sliding glass doors leading you out to a nice 25x25 foot slab patio with a 10x20 foot aluminum covered awning. Near shops and schools. Price reduced to \$19,950 with 10% down.

**SELL**  
Says the owner of this outstanding 3 bedroom home with wood carpeting in living, dining room and hallways, PLUS beautiful corner fireplace and an outstanding covered patio with a high six foot brick wall fence to insure you as you have always wanted complete privacy. Also has large oversized double detached garage with plenty of room for boat or camper. (This without a doubt one of our better buys of any of the 42 office listings which are available to you. Priced right at \$18,500.

**OR**  
For 3 units needing repair or demolished for apartment house site. R-4 lot size 70x190 foot running from street to street. Investment priced at \$18,450.

**EXCHANGE**  
Equity in your home for this large deluxe duplex in excellent condition and location. One 1250 sq. ft. 3 bedroom with built-in range and oven, forced air heat, 1 1/2 bath. One 1100 square foot 2 bedroom. Both have hardwood floors, double garage, nicely landscaped, \$20,500. 6.5% loan. 50-0-0 take advantage of this golden opportunity today.

**CALL**  
Or stop at our office for information regarding this very well-kept home in good residential area. New wall to wall carpeting and drapes. Large kitchen with new Tappan built-in range and oven. 1/2 bath off service porch. All three bedrooms are good sized. Nice cozy fireplace. Large double garage with two extra large rooms. Could very easily be used as living quarters. With a for 200 or could accommodate extra large family or your mother-in-law, in-laws, or out-laws. Close to shops, schools and churches. COULD WRITE A BOOK ABOUT THIS BEAUTIFUL PIECE OF PROPERTY, however, time will not permit as it's VENEZUELA. \$17,750 is way, way below market.

**YOU WILL FIND IT A GREAT PLEASURE TO DO BUSINESS WHERE BUSINESS IS BEING DONE**

**Royalle**  
TORRANCE & HAWTHORNE BL.  
FR 1-331 ANYTIME

EVER-CHANGING NEVER-CHANGING

### OCEAN VIEW PRESTIGE

LUXURIOUS SERIES OF EXECUTIVE HOMES ADJACENT TO LOS VERDES GOLF COURSE UNDER CONSTRUCTION! INCLUDING SPLIT-LEVELS, CUSTOM FEATURES!  
**3 AND 4 BEDROOMS, FAMILY ROOM, 2 AND 2 1/2 BATHS**  
UP TO 2127 SQ. FT. OF ARCHITECT-DESIGNED LIVING SPACE WITH CUSTOMIZED APPOINTMENTS TO MATCH!  
• Wall-to-wall carpeting or oak parquet hardwood floors.  
• Built-in gas ranges and ovens, dishwashers, disposers, ash cabinets  
• Food center—mixer, blender, sharpener  
• Intercom with master and remote units  
• Palos Verdes Stone or brick fireplaces... with terrazzo or brick hearth.  
• Cedar Shake or large Rock roofs  
• Perimeter heating  
• Colored plumbing fixtures  
• Completely landscaped and fenced

from \$39,500  
90% Financing  
SEE MODEL HOMES

### WEST PALOS VERDES ESTATES

Trades Considered  
BROKER COOPERATION  
2781 HAWTHORNE BLVD.  
Palos Verdes Estates FR 7-1505

**CONTRACTOR'S CASTLE**  
1320 sq. ft. 3 bdrm. home with 8x13 1/2 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 for rent, entertain, and make income on rentals. All this for just \$30,800.

**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 \$19,500 down. New FHA loan for this good buy. \$13,500.

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

**G.I. Resale**  
6 rooms, 3 bedroom and rumpus room. Large cheerful kitchen, w/w carpets. Water softener included. Yard completely fenced. A good buy at \$14,700.

**BEAUTIFUL 3-BEDROOM WITH BUILT-IN RANGE AND OVEN, COVERED PATIO, FENCED YARD, DOUBLE GARAGE, ON LARGE CORNER LOT.**  
\$750 TO FHA  
OWNER—HE 2-5794

**DESERTED**  
\$395 down. Fix some broken windows on this 3 bedroom home. Large rooms. Stucco construction. Large fenced yard. Full price only \$11,900. Hurry!  
23844 Hawthorne Blvd.  
Open 'til 9 p.m.  
FR 8-2294

**OCEAN VIEW:** \$995 down. Three bedrooms and family room. Hardwood floors. Wall to wall carpeting. See this one. FR 0-3561.

**WALTERIA—**A good sized 3 bedroom, 1 bath, on a large open lot close to the Jurnip Jack Restaurant. Almost any down payment can be worked out. Full price \$16,000.

**SOUTH HIGH SCHOOL AREA—**3 bedroom with large double garage. The lot runs from one street to another which would make it perfect for storing a boat or adding on another room. Try \$17,900 with \$1200 down.

**REDONDO BEACH—**Just listed one of the most picturesque 3 bedroom homes in the area. Brand new carpeting and lovely interior decorating, somewhat on the modern side. Landscaping carefully done. 1/2 block from school Dead-end street for the kids' carefree playing. Try \$19,500 with a down payment not much of an object.

**TORRANCE—Terrific 3 bedroom home on an extremely large 60'x200' lot. Another cul de sac street. High view. If you're a particular buyer, try this one for size. \$20,500.**

**HOLLYWOOD RIVIERA—**Can't say too much about this particular home that would do it justice. We will say it is a very clean, secluded home on a large corner lot. With \$1000 down, who's going to argue?

**HOLLYWOOD RIVIERA—**4 Bedroom and family room, 2 baths. Many kids in the area Professionally landscaped. Oversized 2 car garage. Large fenced yard with separate children's play area. 2 brick fireplaces. Immaculate kitchen with all built-ins. Try \$34,900 with 10% down.

**4 BEDROOM—2 STORY—**And large added-on family room. Close to Seaside and South High schools. Extra, extra large detached 2-car garage. Good sized kitchen for family eating. Huge raised hearth brick fireplace. City view. Owner transferred and is open to a ridiculous offer.

**GRANDVIEW—**We have 5 wonderful buys in this area with one being a split level. All the landscaping and carpeting has already been done by the owners. Transfers have made it mandatory that these homes be sold. Make an appointment with us.

**LOTS—INCOME—LEASES AND RENTALS**  
A. 1-bedroom apartment, heated pool, \$75. Walteria.  
B. New offices—Near Hawthorne Blvd and 101 Highway, \$100.  
C. 3 bedroom, 2 bath in Torrance, \$160.  
D. 3 bedroom home and bachelor apartment, 2 baths, \$135 Redondo.  
E. 3 luxury 2 bedroom, 2 bath own your own apartments in Hollywood Riviera. All electric kitchens. Sale or lease.  
F. 50'x150' Vacant R-2 lot, Redondo Beach.  
G. We have over \$500,000 worth of listings in the duplex, 4 unit class.  
We also have an 8 unit near the beach in foreclosure. Call for details.

**RED CARPET REALTORS**  
240TH ST. AND HAWTHORNE BLVD.  
FR 8-2721

**KETTLE KNOLLS,** exceptionally large lot, attractive 2 bedroom & combined playroom 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.

**By owner, Val Monte area. 405 Via Largo Vista. Large family home on level beautifully landscaped extra wide lot on quiet tree lined street. Close to school. Electric kitchen, built-in, inside barbecue, service porch, attached garage, room for pool. Carpets and drapes included. \$43,900.  
FR 5-4547**

### Grandview Palos Verdes

**Prestige on Your Terms**  
THE UTMOST 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 WATERFALL, MARBLE TILE ENTRANCE AND BEAUTIFUL ARTISTIC LANDSCAPING BY TAI. WAY BELOW MARKET AT \$28,800.  
OWNER WILL ACCEPT SMALLER HOUSE OR IN TRADE FOR LOW, LOW DOWN AND WILL CARRY A SECOND TRUST DEED. OR EVEN CONSIDER EXECUTIVE OPTION TO BUY IF YOU ARE MOVING UP TO A HIGHER QUALITY HOME, DROP EVERYTHING AND COME SEE!  
Evenings: FR 8-2708 FR 8-3121

**So Easy to Love**  
Torrance-Seaside Rancho Area  
TWO BEDROOM HOME HIGH ON A HILL. HONEYMOONER'S DELIGHT. NEW CARPETING, DRAPES, TILE AND A VIEW BESIDES. ONLY \$17,950.  
EVENINGS: FR 8-2708 — FR 8-3121

**Don't Take a Boat to Bermuda**  
COME BY THIS CHARMING TWO BEDROOM BUNGALOW IN WALTERIA. TREES GALORE. ROOM FOR BOAT OR TRAILER PLUS THIS IS AN R-2 LOT WITH ROOM FOR ANOTHER HOME. \$18,500 TAKES THIS ONE.  
Evenings: FR 5-8475 FR 5-5620

### Landmark Realty

FREE APPRAISALS  
FR 8-8506

**NO DOWN TO G.I.**  
2 Houses on 1 Lot  
Live in one, rent other. Your present including taxes and ins., only \$52 month. Drive by 424-431 N. McDonald—2 blocks E. of Wilmington Blvd., 3 blocks S. of Anaheim.  
2 very large 870 sq. ft. 2 bedroom stucco homes. Only 2 years old. Aluminum windows, natural cabinets, disposals, double attached garage with alley. Large fenced. Only cash needed approximately \$625. closing costs and impounds. G.I. buyers must make \$610 to qualify.  
PASCH REAL ESTATE  
OS 5-0367

**3 BEDRM. & Family Room**  
Located in Rolling Hills Riviera this home has 2 baths, hardwood floors, wall to wall carpet, built-in range, dishwasher and oven. Huge double fireplace and forced air heat. Covered patio. Loads of features and modern conveniences. Can be handled for \$2790 down.  
23844 Hawthorne Blvd.  
Open 'til 9 p.m.  
FR 8-2294

**Open Sat. and Sun.**  
\$595 DOWN  
3 Bdrms., 1 1/2 Baths  
Full Price \$14,950  
Located near the South Bay Shopping Center. This home features double detached garage, huge lot, large kitchen, paneled den or bedroom, and many other features. Drive by 1828 Ashley or call  
FR 0-3561

**15929 Hawthorne Blvd. Lawndale**  
3 BEDROOM, 2 BATH  
Fireplace, carpets and drapes, fenced yard, 2 car garage, large covered patio. All schools within 2 blocks. N. Torrance. \$19,950. FA 8-1197 Friday, Saturday, Sunday anytime.

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

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.

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