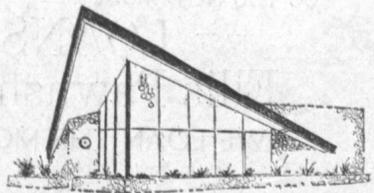




FREDERICKS REALTY & ESCROW



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BROKER

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RUSS AMADO
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WHY DEAL WITH FREDERICKS?

1. Over 1000 Listings to Choose from
2. Complete Escrow Service
3. Best Loans Available
4. Members of 4 Different Multiple Listings Boards
5. Insurers
6. Excellent Trade-in Plan
7. Open 7 Days 8 to 8
8. Twenty-two Full Time Salesmen
9. Two Large Modern Offices
10. We're Building Today for Tomorrow



LESLIE MAAHS
SALESMAN

BOTTLE BRUSH TREES

Here's an attractive 3 bedroom, 1 1/2 bath home on street lined with bottle brush trees. You'll love every minute you're in this home. Completely fenced yard with cement block, carpeting, drapes and in excellent condition. No. 128.



BOB MORRIS
SALESMAN

NORTH TORRANCE

This home challenges comparison anywhere. It's a 3 bedroom with 1 1/2 baths, thick carpeting, draperies, corner fireplace, full dining room and in extremely clean condition. Owner leaving state and says no reasonable offer will be refused. No. 125.



CY WEBBER
SALESMAN

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.

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 \$23,950. Be sure to see it today. No. 124.

TREE HOUSE

This 3 bedroom home has an added feature the kids will love, a steel tree house, outdoor shower, barbeque and all in all designed for pleasant indoor and outdoor living. Full price only \$17,950. No. 115.

G.I.'s NO DOWN

Here's a 3 bedroom bargain that may need a little paint and a little scrubbing but see what you can do. Located within 5 minutes to downtown Torrance and priced where you can't say no at \$14,500 and no down to G.I. or about \$1000 down for FHA. No. 127.

WIFE PLEASER

Show this 3 bedroom and family room home to your wife and watch to see how pleased she will be. It is truly a quality home from beginning to end. It has the built-in kitchen, forced air heating, carpeting, fireplace, covered patio and big 2 car garage. Full price \$24,500 and 10% down. No. 114.

HEAVEN IN HAWTHORNE

We just listed this darling 2 bedroom home in Hawthorne and it's close to everything. It has a big, big family kitchen, big bright bedrooms, fenced yard, hardwood floors and priced right at only \$14,950. No. 116.

FHA RESALE

No financing necessary here. Just take over big FHA loan of \$14,100 and start living in this 3 bedroom, 1 1/2 bath home in the Southwood area. Owner being transferred out of state and says he must sell. Full price only \$18,950. No. 119.

CORNER OF HEAVEN

Here's a lovely 3 bedroom corner home with 1 1/2 baths, big G.I. loan, double garage and in dandy location near West High. Bring the whole family out to see it. Only \$18,940 full price. No. 101.

DOES YOUR KITCHEN

Have a built-in breakfast nook, lots of tile, disposal and plenty of storage space? This beautiful home does and there's 3 bedrooms, 1 1/2 baths, carpeting, drapes, 2 car garage, big existing FHA loan and priced at only \$18,950. No. 102.

SQUEEZE YOUR DOLLARS

Here's a delightful 3 bedroom home priced well within the working man's budget. It's within walking distance to Sears, has lovely wall to wall carpeting, drapes, breakfast bar, covered patio and cement block fence. Full price only \$18,500. No. 105.

WILL TRADE

Owner has bought another home and will trade for just about anything. This is 3 bedrooms, 2 car garage, carpeting, big kitchen, hardwood floors and low, low priced at only \$16,500. Submit your own down payment. Quick possession. No. 106.

\$900 DOWN

That's all, just \$900 down plus costs and impounds and you can own this fabulous 2 bedroom that is completely carpeted with almost brand new carpeting. There's a big, big kitchen with lots of tile and a big lot to expand on. No second trust deeds either. No. 107.

HILLTOP RETREAT

Never before have we had such a terrific buy. There are 3 big bedrooms, 1 1/2 baths, built-ins, rear living room with panoramic view, wall to wall carpeting, 2 car garage and priced at only \$21,500 with 10% down. Be sure to see this beauty. No. 108.

G.I.'s NO DOWN

These folks traded for another home and are passing on a big saving to you. There are 3 bedrooms, rear living room with thick plush carpeting, big enclosed patio and it's as clean as can be. Full price only \$17,750. No. 109.

DON'T CRAMP YOUR STYLE

Spread out in this big 4 bedroom home and enjoy all the comforts it has to offer. There are built-ins in the kitchen, wall to wall carpeting throughout, forced air heating, fireplace and less than 2 years old. Full price \$23,950. No. 113.



RAY POWELL
SALESMAN



RALPH CAMERON
BROKER



BEN CLARK
BROKER



JOE BARICK
SALESMAN

HOME HINTS

Mr. W. D. Foster of Torrance ask this question:

"WHAT WILL IT COST ME TO SELL MY HOME?"

Mr. Foster, normally the seller would pay the following charges to sell his home: his half of the escrow fee which is (approximately) \$30 for the initial fee plus \$1 for each \$1,000 of the sales price; policy of title insurance costs approximately \$90 (depending upon the sales price); a prepayment penalty charged by the holder of the First Trust Deed (if it is to be paid off) generally costs from about 1% of the balance of the loan to as high as six months interest on the unpaid balance, the exception being G.I. loans, which has no penalty pay-off; the termite report fee is about \$10 if no work is to be done; tax stamps (in the event a new loan is placed) cost \$1.10 per \$1,000 of the sales price; consideration must be made for miscellaneous charges (i.e., recording of deeds, notary charges); the selling commission paid to the real estate agent handling the property is 5% of the sales price.

Escrow charges and closing costs on the average house would normally run about \$400, not including the real estate commission. Remember, these items are extremely flexible and depend upon the characteristics and the price of the house.

Selling any real estate is expensive and should only be done after careful consideration. Before selling or buying, contact your Realtor for a breakdown of all expenses involved.

Read my column every Wednesday and Sunday in Torrance Press. If you have any question you would like answered, feel free to write me: Fred L. Fredericks, Fredericks Realty.

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

No Down G.I.

(Costs and Impounds Only)

MOVE IN TODAY

This oversized 2 bedroom home features attached garage, large car port, hardwood floors, lots of tile, wall to wall carpeting, queen size kitchen, located on dead end street. Move in on rental basis till close of escrow.

\$295 DOWN VACANT Large Fenced Yard

This lovely 2 bedroom home features attached garage, 1 1/2 baths, kitchen, service porch, stucco construction, only seven years old. Full price only \$11,950. Should sell by this weekend.

\$395 DOWN BBQ AND PLAYHOUSE

Also included in this price is a modern 3 bedroom home only seven years old, stucco construction, large kitchen, completely fenced yard. Run, don't walk, to the nearest pay phone. (You may call collect from a local exchange) and make an appointment to see.

Responsible Realty Corp.
Open 'til 7
733 West Carson
FA 0-2770

NO DOWN TO G.I. 2 Houses on 1 Lot

Live in one, rent other. Your payment including taxes and ins., only \$52 month. Drive by 429-431 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 lot fenced. Only cash needed approximately \$625, closing costs and impounds. G.I. buyer must make \$510 month to qualify.

\$500 DOWN CORNER R-3

1603 W. 226th St.
NEEDS NO WORK
IMMEDIATE POSSESSION
NO OTHER EXPENSE
OWNER FR 5-2568

WHEN CAN YOU MOVE?

No Down to G. I.

In the county area, this real nice 2 bedroom in excellent condition. Only \$14,250 total sales price.

Near South High
Nice 3 bedroom home in good condition, wall to wall carpeting in living room and hall, fireplace, block wall fence. Close to shopping. Only \$17,000 down.

In Lomita
See this beautiful 3 bedroom, 1 1/2 bath home with wall to wall carpeting in living room and hall, fireplace, built-in range and oven, also washer, dryer, refrigerator. Only \$22,950.

Wilmington Area!

A 2 bedroom home in better part of Wilmington. Nice size lot, attached garage, near schools and shopping. \$1500 down, price at \$12,950.

Built for Living
On 247th Place in Lomita. Look at this immaculate 3 bedroom home on quiet dead-end street, with large detached rumpus room. Only \$2000 down.

Just Listed
See this beauty in South Torrance. Built-in range and oven, 1 1/2 baths, wall to wall carpeting in living room and hall. Lovely yard. Only \$2200 down.

Ken Miller Realty

1955 Pac. Cst. Hwy. Lomita DA 6-3555
1503 Crenshaw Blvd. Torrance FA 8-1049

Exchange Specialist

12 Unit Apt. Torrance, swimming pool, \$112,000, 125 ft. from Manhattan Beach, 2 and den, 2 fireplaces, \$29,500.
TORRANCE GARDENS 3 br., 1 1/2 baths, \$21,500.
CENTRAL TORRANCE 3 br. & rumpus room, R-2 lot, \$22,500.
KETTLE KNOTS 3 br. home, 1 1/2 baths, \$18,950.
TRAILER PARK 19 spaces, \$21,000 full price.
MOTEL-TORRANCE 150 ft. frontage, undeveloped, \$30,000. Amazing terms.

WE HAVE MANY MORE HOTELS, TRAILER PARKS, ETC.

JAMES "CHIC" CICCINI, Realtor
1407 S. Crenshaw Blvd., Torrance 328-9368 (TWX-TNC-8438)

\$995 DOWN Immaculate

Everyone likes nice things and here's a 2 bedroom that offers hardwood floors, wall to wall carpeting, built-in TV, wardrobe closets, huge fenced lot located on a beautiful residential street and close to all schools. Call for appointment.

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

\$495 DOWN Large 2-Bedroom

This charming home is located on 187th St., West of Crenshaw Blvd. It features stucco construction, lots of tile, cement drive, fenced yard and many other features. For appointment to see, call

FR 0-3561
15929 Hawthorne Blvd. Lawndale

View

New Medallion duplex, 3 bedrooms, 2 baths, with fireplace plus 3 bedroom home. All wood wall to wall carpeting. Electric built-ins and dishwashers. Forced air heating, glass doors to large private terraces with panoramic city views. Private entrances, 3 garages. Hawaiian modern with shake roof. Luxury living with income. \$5950 down or trade for home.

David Dawes Realty Inc.
FA 1-3525 DA 5-2168 DA 4-1379

MARSDEN LE DOUX REALTORS

DA 5-3090
\$9,950 FULL PRICE Large 1-bedroom, stucco construction. Double detached garage. Lot 50x150 ft. Vacant. Must sacrifice. Call FR 0-3561.

TRY \$1900

down on this 3 bedroom home. It is immaculate in every detail. Beam ceilings in living room, breakfast bar, well arranged kitchen, sprinklers in rear fenced yard, two car garage, corner lot. Just make offer. ML 7327.

4 BR. FRAME \$17,500

A two story house for just \$15,500. Older home but very neat and clean, partial basement. Zoned R-2. ML 8621.

A LOW DOWN PAYMENT \$19,500

for this 3 bedroom with 1 1/2 baths. This home has been newly decorated inside and out. Wall to wall carpet in living room, floor to ceiling drapes included. Block wall, nicely landscaped. Near schools and shopping. Will trade for 3 bedroom and family room in Torrance. ML 6776.

INCOME WITH POOL

Plus 2 bedrooms, bath and 1/2. Large living room with fireplace in family room. This is truly a family home. Large lot zoned A-1. A small down payment will handle with payments less than rent. Small rear house for income or in-laws. Why don't you see this and make offer? ML 7312.

WE NEED GOOD LISTINGS IN THE LOMITA AND WALTERIA AREA. AS ACTIVE REALTORS, WE CAN HELP YOU WITH YOUR REAL ESTATE PROBLEM.

Sales and Exchanges
KEN PETERS, REALTOR
2367 Lomita Blvd., Lomita DA 6-8100

A Happy Ending

To your home hunting is assured when you see this spic and span 3-bedroom with carpets and drapes throughout. Fenced yard. Eating area in kitchen and a separate service porch. 10% down. Outstanding value at only \$30,250.

KAHLO REALTY

2207 ANACAPA, LUNADA BAY FR 7-1533 * FR 7-1534

3 BEDROOM CORNER STUCCO

Fireplace, tile, hardwood, double garage, near schools and Del Amo Shopping. Vacant, fast possession. Small down \$17,500 full price.

Connie Taylor, Realtor 8623 S. Normandie PL 8-6792

\$800 DN. G.I. Southwood 3 Br., 2 Bath Open Sunday

20112 Wayne (West of Hawthorne West High) (Just north of Del Amo Blvd.) Sharp stucco, hardwood floors, expensive double wall to wall carpeting and drapes, thermo heat, disposal, tile bath, 475 water softener. Extra wide lot, double detached garage with access to rear yard. \$19,500 F.P. Closing costs approximately \$600.

PASCH REAL ESTATE OS 5-0367

\$995 DOWN

New 3 bedroom home, 2 baths, built-ins, huge lot, double garage, one block west on 234th St. from Main St., 2348 Menden Ave., Torrance, F055, FR 9-3468.

THAT'S RIGHT!

WE HAVE A LOVELY 2 BEDROOM HOME on a dead end street in Walteria for just \$16,900. Large kitchen with plenty of eating area, fireplace, large fenced yard. Owner transferred.

END RENTING

With this newly decorated 3 bedroom home, close to all schools and shopping center. Rear living room, ideally situated in South-west Park. Try \$16,900 and let us work out the financing.

TAKE A LOOK

At this newly listed 2 bedroom home in Torrance Gardens. Plenty of room to add on. Large outside den. This home is vacant, so let's have some offers. There is a \$13,000 1st Trust Deed now on the property.

ENTER NOW

Into buying this 3 bedroom, 2 bath home just south of Torrance Blvd. in Southwood. The rear living room looks out onto the best landscaped yard in the area. All tile kitchen. A new loan of approximately \$16,000 at 5 1/2% interest has just been placed on the home.

2 Story, 2 bath, 4 bedroom and large added-on family room. Large, special built, 2-car detached garage. Open world view from the den. Terrific sized used brick fireplace. This property was listed for \$24,500—but the lady has been transferred so try \$21,900. Victoria Terrace area.

OFFICE SPACE

Lovely brand new offices for lease just off Hawthorne and 101 Hwy. \$100 each.

RED CARPET REALTORS

GALE LOWDER, OWNER
240th & Hawthorne Blvd. FR 8-2271

WHERE ARE YOU?

This owner is waiting for your offer. Best priced home in the Kettler Knolls area. Sweetch modern decor with raised hearth fireplace. Open beamed ceiling offers that spacious feeling. Three bedrooms, 1 1/2 baths. Asking \$19,900.

YOU'LL BUY IT!

Offering one of the best buys in Hollywood Riviera. Spanish style home with tile roof and lots of Old World charm. Three bedrooms, large living room, fireplace, roomy kitchen. Wonderful location on beautiful tree lined street. Make them an offer. Asking \$23,900.

FRANK N. WRIGHT MAX CALVERT ROBERT S. STRASBURG

RED CARPET REALTORS

WILMA BRADSHAW BOB FARNSWORTH VYRLE HANSON BOB BYRNES NEAL HOWARD

RED CARPET REALTORS

HOWARD CALDWELL PHIL HELM WINNIE F. MILLER AL MCBRIDE BILL ARMONT

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