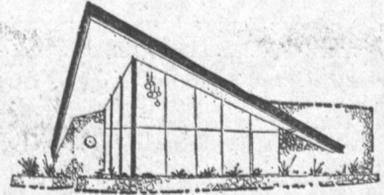


Homes for Sale 86 Homes for Sale 86



# 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.

**3 BATHS**

G.I. resale has 3 big bedrooms, 3 baths with lovely carpeting and draperies, cement block fencing, 2 car garage, fruit trees and lots of extras. Submit your trades for smaller income properties. Full price only \$21,500. No. 134.

**5 DELUXE UNITS**

There's an owner's 3 bedroom, 1 1/4 bath plus four 2-bedroom rentals. All have wall to wall carpeting, built-in range and oven, sun decks, patios and they're brand new. Trade in your present home or we can arrange easy terms for you. No. 55.

## HOME HINTS

Mrs. A. Perez asks this question: "WHAT IS A LAND CONTRACT OF SALE?"

A land contract is frequently used by sellers of property where the buyers do not have the funds to make a substantial down payment. This type of sale transfers possession of the property to the buyer, but leaves title with the seller until the conditions of the contract are fulfilled.

The contract may provide for complete payment of the purchase price before title is surrendered to the buyer, or it may stipulate partial payment (a third or a half) of the purchase price be paid, the balance then being carried in a trust deed.

The buyer forfeits all payments should he default in the conditions of the contract and must surrender all rights and possession of the property back to the seller. The seller, still holding title, may pledge it as security for a loan, will it, sell it subject to the rights of the buyer under contract. The title is also subject to liens of indebtedness of the seller.

Veterans buying under Cal-Vet are buying on a land contract and do not receive their deed until the contract price is paid. While a land contract of sale can sometimes be dangerous for the buyer, if drawn properly (as with Cal-Vet), it is an excellent way for a person with a small amount of money to buy a home.

Read my column every Wednesday and Sunday in Torrance Press. If you have any question you would like answered, feel free to Frederick's Realty.



RAY POWELL SALESMAN



RALPH CAMERON BROKER



BEN CLARK BROKER



JOE BARICK SALESMAN



## We Welcome Your Visit to Our Open Houses

OPEN HOUSES SUNDAY  
1 to 5:30 P. M.

**VACANT:** You can have immediate possession in this beautiful 3-bedroom, 1 1/4-bath home in Southwood. Drive to 4013 Scott and get all the information from Cy Webber. No. 129.

**CUSTOM QUALITY:** These are 3 bedrooms and family room, 1 1/4 baths, thick nylon carpeting, custom drapes, dressing room off master bedroom and everything in perfect condition. Meet Joe Babick at 5419 Michelle. No. 102.

**LIVABLE:** It's not just a livable home, it's lovable. There are 3 bedrooms, brand new wall-to-wall carpeting, cement block fence and 2-car garage. Meet Bob Morris at 20117 Hinsdale. No. 126.

**SOUTHWOOD:** 3 bedrooms, 1 1/4 baths, has wall-to-wall carpeting, cement block fence, 2-car garage and close to everything. Russ Amado on duty at 22022 Marjorie. No. 132.

**LAZY MAN:** If you don't like yardwork, then be sure to see this lazy man's dream home. You'll like what you see and it's priced right, too. Talk to Ben Clark at 22706 Evalyn. No. 127.

**DEL AMO:** Located close to Del Amo Shopping Center is this charming 3-bedroom home. Have a thrill a minute at 21506 Marjorie and get all the facts from Leslie Maahs. No. 136.

**BIG 4 BEDROOM**

Here's a dandy big 4 bedroom home in North Torrance with thick shake shingle roof, has natural cabinets, carpeting, drapes, sliding glass doors and it's vacant and ready for immediate ownership. Full price only \$23,950. No. 124.

**ALMOST NEW**

Lovely 3 bedroom and family room home has electric built-in kitchen, double faced fireplace, wall to wall carpeting throughout, and it's less than one year old. The hard work is all done. No. 123.

**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.

**SOUTHWOOD**

Four Bedrooms, family room, built-in stove and oven, step down living room with attractive fireplace and wall to wall carpeting. Owner has been transferred and wants a quick deal. Submit all offers. No. 131.

**\$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.

**DIRTY BUT CHEAP**

Three bedrooms, 1 1/4 baths just listed and priced to sell quick. Bring your wife and your scrubbrush and make this home sparkle. Good big loan already on so no points. Full price only \$18,750. No. 130.

**WHY PAY RENT?**

Why rent when you can own a darling 2 bedroom home such as this. It is completely carpeted and the kitchen and bath have lots of tile. Submit \$900 down to new FHA loan and have payments around \$100 including tax and insurance. Better hurry on this one. No. 107.

**BRAND NEW HOMES**

All are 3 bedroom, 1 1/4 bath with built-in range and oven, thick wall to wall carpeting, forced air heating and choice of modern or provincial stylings. Full price only \$21,950 and as low as \$1200 down. No. 12.

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.

## Royalle

"IT'S A PLEASURE to do business where business is being done."

**GET YOUR MONEY'S WORTH** when buying—this you will do when dealing with ROYALLE. This property has been appraised by four different leading institutions at Royalle listed price of \$23,750. With 10% down you get 3 bedrooms, 3 baths, rumpus room, dining in knotty pine with wall to wall carpeting, large KIDNEY SHAPED POOL beautifully landscaped with tropical and direct lighting. Your guest will truly be impressed. Must sell. Owner moving to Orange County. OPEN HOUSE SATURDAY AND SUNDAY.

## SETTLED

**AND READY FOR SCHOOL** in what you really want, so act fast as time awaits no one. ROYALLE has 40 office listings to choose from plus multiple listings. Perhaps this will construct a home with all the appointments of modern living featuring built-in range and oven, forced air heat, 3 baths, completely carpeted and drapes throughout. Will be your choice. Priced to sell quickly. \$19,450. 10% down with IMMEDIATE OCCUPANCY.

## BEFORE

**YOU WASTE any more of your valuable time** running from one house to another. COME TO ROYALLE and consider with one of our many professional salesmen in help you make THE RIGHT SELECTION. We have one of the most unusual, cleanest homes that you have had the privilege of seeing—3 bedrooms, plus 3 baths, hardwood floors, fenced yard, double garage. Priced right at \$19,900. 10% down.

## SCHOOL

**JUST ACROSS THE STREET** from being near transportation. Imagine having 1900 sq. ft. where you can really enjoy life. Large lot for your children's play, plus plenty of room for expansion. Only \$200 down and owner will carry the lot.

## STARTS

**YOU REALLY THINKING** and should buy the house you just couldn't find elsewhere. You really liked it, doesn't it? Then let ROYALLE clear all doubts, as we have in this home everything that you really desire, such as built-in range, forced air heat, carpet, built-in range and wall to wall carpeting, with matching draperies throughout. Plus an outstanding location. Owners moving so we priced this slow market at \$27,700.

## Royalle

ACTIVE 2 bedroom stucco, new, Attached garage, large lot, plus best home. \$15,975. Owner. 379-7658.

DOWN, Large 2-bedrm. stucco, fenced yard, floor 1900 and 2000 sq. ft. Call FR 8-3561.

## A Buyers Guide To Sound Real Estate Investments

**\$14,500**

for a 3 bedroom and den home. Has dining room, breakfast room, disposal, a bar and 3-piece sectional included in price. This property will G.I. Home is weather striped and wired for 220. Located on 233th St. in Wilmington.

## GOOD POTENTIAL

In frontage on Western Ave. in Lomita just south of Lomita Blvd. intersection. Zoned R-3 at present, possible commercial zoning available. Property includes a 2 bedroom house, hardwood floors, disposal, fenced yard, large cement patio. Priced right.

## IMMACULATE

2 bedroom home in Hawthorne on W. 115th St. close to schools and shopping. This property is in near perfect condition. Redecorated inside and out. Priced below market for quick sale.

## 3 BEDROOMS

on Neptune St. in Wilmington. 1150 sq. ft., double garage, hardwood floors, lots of tile and priced at only \$14,750 with 10% down.

## 6 UNITS

with a good income. Separate enclosed garages off alley, separate yards and driveways. Owner is anxious to sell, full price \$37,750 with 15% down, balance on easy terms.

## RANCH

The Milligan Ranch near Merced is now on the market. Approximately 15 acres with 1215 under cultivation. 3 bedroom house with 4 detached garages, natural gas, deck wall, FA heat, wall to wall carpet, beautiful vrd. lots of trees. On Highway 99 has cottages on property with a potential total income of \$549 per month. Owner will trade for property in Lomita or South Bay area. Full price \$20,000.

## 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

**Francis**  
Real Estate & Insurance  
2276 Torrance Blvd.  
FA 8-0421

## FOR VALUES DEAL WITH VALEK

VALEK SPECIAL VALUES OF THE WEEK

**Kay Adley says incredible!**  
3 bedroom, 1 1/4 bath, extra-hobby and guest room, on rear of lot with covered patio in center of Gardena located near Western Ave., schools and churches. Only \$18,500. 10% down, balance easy terms.

**John Bayless just listed this**  
custom built one owner home. Open for inspection Sat. & Sun. 1402 W. 120th St., L.A., corner lot, designed for indoor and outdoor living, fireplace, walls of glass, open beam ceiling, paneling, master bedroom with bath plus 2 bedrooms for sis and brother. Well designed kitchen built-in stove, refrigerator and mixer-center, walking distance to Henry Clay Jr. High. Only \$27,500 down. Move in today.

**Nancy Moore knows value when she sees it—**  
Nancy says that she didn't know a 4 bedroom, 1 1/4 bath home could be bought on today's market for \$18,500. Nancy thinks this is a steal! Come over and let her show it to you. Open Saturday and Sunday 1-5 p.m. 18020 Ermita, Torrance.

**Steve Bobino invites you**  
to discuss a tax free exchange on your investment property or units. See how you can trade up for better income without adding cash.

**John Bayless says "nothing down"**  
We wouldn't believe it until John showed us a 2 bedroom charmer with nothing down for G.I. and only \$450 down on P.H.A. John says that anyone can pay \$88 mo. for a stucco home with hardwood floors, double car garage, nice yards for children to play—in good Hawthorne area.

**That Kay! Has one of the most**  
beautiful homes in Hollywood for sale. 3 bedroom, fireplace, side drive, detached garage. An interior decorator's own home. Kay says she wants to buy it herself, so you had better hurry. There are not many homes like this one.

**Well, really Kay!**  
This isn't the only good buy in Gardena—I know—you told me for years this was Gardena's home bakery, fully equipped plus living quarters. They will trade, well, it does look good. What do you think?

**Kay says, Quit fussing and start looking**  
at this choice Compton Blvd. home and 24x24 beauty shop. A going business plus a 3 bedroom stucco home on busy Compton Blvd. 1 1/2 bath, plenty of parking. Shop suitable for many other types of business.

**LUCILE VALEK SAYS**  
All she has to sell is service. She invites you to come into the office and discuss your real estate problems. Homes are needed to meet the demand of buyers on the waiting list. Investment, estate builders are a specialty. For a fast, dependable sale, call Lucile Valek today. Let a woman sell your home, she knows what women need in homes they purchase.

**LUCILE VALEK, Realtor**  
2222 Compton Blvd., Gardena  
DA 3-8902 FA 1-4745

**Long for the Fragrance of Pines?**  
Beautiful Home in Harbor City Pines  
Three bedrooms, basement and bar. Fully-finished swimming pool, many tropical flowers & shrubs.  
2623 President Ave. MUST SELL  
MCEWEN REALTY DA 6-7175  
22803 Cabrillo

**\$495 DOWN ILLNESS**  
Forced this senior citizen to sell this two bedroom stucco. Beautiful hardwood floors, decorated top to bottom, queen size kitchen, disposal, plenty of closets, vacant and close to new shopping center. Can't last.  
23844 Hawthorne Blvd. Open 'til 9 p.m. FR 8-2294

**\$495 DOWN OPEN NEW**  
New 3 bedroom homes, 2 baths, built-ins, huge lot, double garage. 23438 Mehdan Ave., Torrance, one block west of Main at 234th. \$18,500 full price. FOS. FR 9-2548.

## Whispering Pines Open House Sun. 1-5

26248 Alta Vista  
Beautiful custom built 3 bedroom home on large 22x100 foot lot only four years old. Built-ins, wall to wall carpeting, P.V. stone fireplace, forced air heat, separate dining room, two patios, double garage, corner lot. Submit your down payment.

## Investment Special

Prime development area for income units. Existing income, 2 homes on one lot. One bedroom each. \$125 month income. \$14,000 full price. Try \$1500 down. 1/2 block from 101 Highway.

## towne & countrie

25318 narbonne ave. da 6-2476

**WHAT YOU'RE LOOKING FOR**  
SHARP 2 BEDROOM, LARGE KITCHEN WITH BUILT-IN BREAKFAST NOOK, WALL TO WALL CARPETS, LARGE DOUBLE DETACHED GARAGE WITH HALF BATH, BLOCK WALL, LAWN SPRINKLER. PRICE \$14,950. 10% DOWN. 1345 FORD AVE., REDONDO

**WE NEED LISTINGS**  
**BODEN REALTY**  
4727 Torrance Blvd.—FR 1-7081, FR 1-1060

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

Live in one, rent other. Your payment including taxes and ins., only \$32 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 \$25, closing costs and impounds. G.I. buyer must make \$510 month to qualify.

**PASCH REAL ESTATE**  
OS-5-367  
**\$495 DOWN LARGE 2-BEDRM. R-2 ZONED**  
Located in block west of Hawthorne Blvd. This lovely home features hardwood floors, lots of tile, double detached garage. Driveway, fenced yard, and many other features. Priced to sell today at \$12,950.

**Responsible Realty**  
**FR 0-3561**  
15929 Hawthorne Blvd. Lawndale

## Pick a Winner!

**North Wilmington**  
Vacant. Beautiful 3 bedroom, 1 1/4 bath home close to new high school and grade school. Built-in oven and range, fireplace, block wall fence. Waiting for C.R.V. Hurry on this one.

**Kettler Special**  
Nice clean home in Kettler tract. Built-in oven and range. Fireplace, patio. Close to schools and shopping. On quiet dead-end street. Only \$3500 down.

**Steal It**  
Here's a lot of home for little money. Three bedroom, 1 1/4 bath. Forced air heat. Close to school and new shopping center. Full price \$16,950.

**Large R-3 Lot**  
Three bedroom home on large R-3 lot, 50x200 ft. Harbor City. Plenty of room to build. Full price \$14,950 with \$2000 down.

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

**DIVE IN**  
this beautiful pool on a tree lined street in Hollywood Riviera.

**DIVE IN**  
and buy this 3 bedroom, 1 1/4 bath home at your price. Vacant. Ready for occupancy.

## Landmark Realty

FREE APPRAISALS  
**FR 8-8506**  
Eves. FR 8-2708 — FR 8-3121 — FR 5-5620

**READY TO SELL? \$995 DOWN**  
We have an active demand for homes in choice residential areas. If you want action, list with

**LIPPARD**  
and start packing. All of our salespeople are positive thinkers. Call for free appraisal.

**LIPPARD**  
VA Approved Broker  
1632 Torrance Blvd.  
FA 0-3353

**\$600 DOWN**  
3 bedroom stucco. Large corner lot, covered patio, dishwasher.  
Marsden - Le Doux  
DA 5-3090

**\$450 Down**  
3 Br., 1 Bath  
Pay \$700 month, no escrow.  
1603 W. 238TH ST.  
LARGE R-3 CORNER  
FR 5-3548  
UNBELIEVABLE!

**\$595 DOWN** 3-bedroom home, Attached garage, 50x150 ft. lot. Many fruit trees. Full price \$15,450. FR 0-3561.

**\$750 DOWN**, by owner. Quick possession. Sun Ray 1 year old, 3 bedrooms, 1 1/4 bath, built-ins etc. TE 5-4116.

# TORRANCE PRESS ADVERTISER BREAKS SALES RECORD