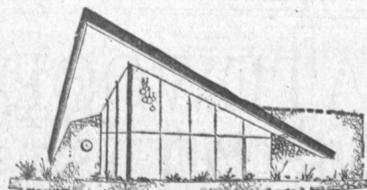




FREDERICKS

REALTY & ESCROW



BEN NOWATKA
BROKER

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RUSS AMADO
BROKER

LAZY LIVING
If yardwork is a problem for you, then be sure to see this charming 3 bedroom home that has all the hard work taken out of it. It has many built-in features that are sure to delight you. Asking only \$19,950. No. 127.



LESLIE MAAHS
SALESMAN

TRANSFERRED
Owner has been transferred and leaving this beautiful 3 bedroom and den home. There are 1 1/2 baths, wall to wall carpeting, brick fireplace in den, 2 car garage and located in the heart of Southwood. Full price only \$22,900 and FHA terms available. No. 135.



BOB MORRIS
SALESMAN

TWO ON A LOT
One house is 3 bedrooms only 9 years old and the other is one bedroom only 3 years old. It's in a wonderful location and could be an ideal property for in-laws or just plain income. Full price \$22,995. No. 137.



CY WEBBER
SALESMAN

HOT TO TROT
Here's a lovely home with 3 big bedrooms, brand new carpeting, cement block fenced and 2 car garage. Owner has bought another home and is really anxious to sell. Bring all your offers and see what happens. No. 126.

EVERYTHING NICE
Everything nice is all wrapped up in this perfectly lovely 3 bedroom and family room home. It has thick nylon carpeting, dressing room with 1/2 bath off master bedroom and landscaped to perfection. Many more features we are sure will please you. No. 102.

CHEAPIE
Here's a dandy 3 bedroom home in a lovely location close to the beach and it's only 8 years old with fenced yard and detached garage. Asking only \$15,950 with 10% own. No. 109.

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.

COUNTRY HOME

There are 2 lovely bedrooms and den with lovely kidney shaped pool plus a small one bedroom rental way in the rear. The lot is 82x239 (almost 1/2 acre). It's really nice and right here in Torrance. No. 133.

MR. EXECUTIVE

Beautiful 4 bedroom family room home has so many features we couldn't list them. Here are a few: 3 baths, swimming pool, built-ins, 2 giant fireplaces, air conditioning with forced air throughout, cedar lined closets, wood paneling, oversized 2 car garage and lots more. Asking \$49,000. No. 138.

POOL TOO

Now you can enjoy comforts of a lovely 3 bedroom and family room home plus having a pool too. It's a Merit resale only 2 years old and it has thick wall to wall carpeting throughout. Full price only \$26,500. No. 122.

VACANT

You can have immediate possession on this lovely 3 bedroom, 1 1/2 bath home in Southwood. There's a big FHA loan and you can take over without any points and the payment includes taxes and insurance. Full price \$19,500. No. 129.

BOTTLE BRUSH TREES

Two lovely 3 bedroom homes on the same street to choose from. The street is lined with Bottle Brush trees and both homes are in excellent condition. Both have carpeting, cement block fences and 2 car garages. No. 128 and 132.

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.

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.

5 DELUXE UNITS

There's an owner's 3 bedroom, 1 1/2 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.

\$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 1/2 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 1/2 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.

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 write Fredericks Realty.



RAY POWELL
SALESMAN



RALPH CAMERON
BROKER



BEN CLARK
BROKER



JOE BABICK
SALESMAN

4126 Sepulveda Blvd. 2 Blocks West of Hawthorne Blvd. — Torrance
Open Daily 8 am to 8 pm FR 8-8447
Saturday and Sunday until 7 p.m.

Homes Built On Your Lot 84

BUILD!

ON YOUR LOT!
Spectacular home or rear yard income

SOLID, SPACIOUS 3-BDRM. HOMES ON YOUR LOT—\$4790

2ND INCOME REAR YARD DUPLEXESfrom \$7395

LUXURIOUS 4-BDRM., 3 BATH HOMESto \$7395

ESPECIALLY DESIGNED GARAGE APT. FOR PROBLEM 40' LOTS.

—100% Financing—
—Free Lot Inspection—

ONLOT, INC.
1819 W. Imperial
L.A. 47
PL 6-9155

Homes for Sale 86

STOP

SEE THIS LOVELY 3 BEDROOM HOME WITH 2 BATHS, DETACHED GARAGE & BLOCK ENCLOSED YARD

LOOK
OPEN HOUSE UNTIL SOLD, 1 P.M. 'TIL DARK, 49% LAUR-ETTE AVE.

LISTEN
TO THIS WONDERFUL FINANCING, \$195 DOWN TO GET LOAN WITH 2ND, OR PAY DOWN TO 1/2% G.I. LOAN, OR PAY DOWN TO NEW FHA LOAN...

GIANT

DA 6-9111

Oink! Oink!
\$395 Down
A Real Pig Pen

A little paint and a lot of work to make this a charming three bedroom home. This features attached garage, fenced yard and a large lot 50x150 feet and many other features. Vacant, must sacrifice for a quick sale. Full price \$12,950. South Redondo location. FR 0-3561

TORRANCE PRESS
WANT ADS
DA 5-1515

SMALL RANCH

For Large Family
4 Bedrooms and Den

Dining room and rumpus room. Ample space for growing family. Nicely situated on approximately one-quarter acre. This comfortable home sits well away from stables, corral and tack room. Oh yes, the price, only \$28,500 (owner has bought another home.) Hurry! This is nice. Call today.

PACIFIC PLAZA REALTOR
FR 8-8441

BEECH AVE.

3 bedroom, knotty pine family room with built-in bar and fireplace, expensive carpeting, custom drapes, covered patio, finest location in Torrance. Asking \$24,500.

Rose Craig

REALTOR
"The Live Wire"

2075 TORRANCE BLVD.
FAirfax 8-2225
EVENINGS FR 1-4224

REDONDO
SHARP 3 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, BROKER-OWNER, 1545 FORD AVE.

TORRANCE
4 BEDROOM "KONTIKI" THAT IS ONLY ONE YEAR OLD. OWNER TRANSFERRED. HIS LOSS YOUR GAIN. THIS HAS EVERYTHING YOU WOULD WANT IN YOUR HOME.

GARDENA
2 BEDROOM AND DEN, CORNER LOT, DOUBLE DETACHED GARAGE, LOANS OF RECORD. LOW DOWN, 3 BLOCKS TO HARBOR FREEWAY.

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

\$495 DOWN
OPEN NEW

New 3 bedroom homes, 2 baths, built-ins, huge lots, double garages, 2348 Mehden Ave., Torrance, one block west of Main at 2349, \$19,950 full price. POSS. FR 9-2548.

\$450 Down
3 Br., 1 Bath

Pay \$120 month, no escrow. 1603 W. 227TH ST. LARGE R-3 CORNER UNBELIEVABLE!

NO DOWN! G.I. Large 2-bedroom hardwood floors, lots of tile huse lot. Call FR 0-3561.

TO BUY, SELL OR EXCHANGE, USE CLASSIFIED ADS

3 BEDROOM

on large A-1 lot. Wall to wall carpet, hardwood floors, dining room, service porch, good financing with just 10% down. Full price \$19,950. Good location on West 249th St. in Lomita.

\$14,750

Immaculate 3 bedroom home on Neptune in Wilmington. Tile kitchen, tile bath, fenced yard. Two car garage approximately 1150 square feet. Rugs, curtains and drapes included. Inside and out newly painted. Very small down payment.

IN HAWTHORNE

and just decorated inside and out. This immaculate 2 bedroom stucco has large fenced yard. Very well kept. This home is just right for small family and priced below market with small down payment. Located on West 115th St. near Inglewood Ave.

GOOD POTENTIAL

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

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

★ ★ ★ ★ ★

★ \$90 ★ NO DOWN TO G.I.

★ \$95 ★ 2 Hses. on Lot

★ JUST COMPLETED

★ 2 BEDROOMS CARPETING DRAPES

★ 14719 S. Berendo See Apt. 7 PL. 8-0030

★ \$495 DOWN ILLNESS

★ FORCED THIS SENIOR CITIZEN TO SELL THIS 2 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

★ \$695 DOWN, 3-bedroom home attached garage, lot 50x150, many fruit trees. Full price \$15,450. FR 0-3561

★ PASCH REAL ESTATE OS 8-0367

★ NO DOWN G.I. 3 BR. COVERED PATIO

★ Large kitchen, wall to wall carpeting throughout, sprinkler system in the front yard, stucco construction, just seven years old. Near schools, shopping and freeways.

★ FA 0-2770

FOR VALUES DEAL WITH VALEK

VALEK SPECIAL VALUES OF THE WEEK

Kay Adley says incredible!
3 bedroom, 1 1/2 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. 1602 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 Son and Brother. Well designed kitchen built-in stove, refrigerator and mixer-center, walking distance to Henry Clay Jr. High. Only \$2750 down. Move in today.

Nancy Moore knows value when she sees it—Nancy says that she didn't know a 4 bedroom, 1 1/2 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 Ermentra, Torrance.

Steve Babino 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 3 bedroom charmer with nothing down for G.I., and only \$450 down on FHA. 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 the 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. 2 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

Whispering Pines
Beautiful custom built 3 bedroom home on large 62x120 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.

TOWNE & COUNTRIE
25318 Narbonne Ave. DA 6-2476

\$600 DOWN
3 bedrooms stucco. Large corner lot, covered patio, dishwasher. Large double garage, sprinklers, cinder block wall, vacant, ready to move in, near Normandie and West 208th St.

Marsden - Le Doux
DA 5-3090

Trade Your Boat or Trailer for 2 Bedm. Home

Located near Crenshaw Blvd. and 187th St. in Torrance. 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

RIGHT FOR RETIREMENT

2 bedroom and den, 2 baths. Excellent location, \$24,500. Terms to suit or consider trade of older home.

1905 HILLCREST DR. HERMOSA BEACH OWNER FR 4-8410

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