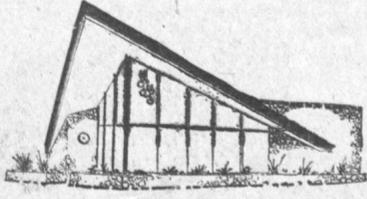




# FREDERICKS REALTY & ESCROW



BEN NOWATKA BROKER

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- Gardena Board of Realtors
- Torrance-Lomita Board of Realtors
- Hawthorne-Lawndale Board of Realtors
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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.

## GUEST HOUSE

Here's a charming 2-bedroom home with an unfinished guest house. It's near Artesia and Crenshaw, also close to shopping and busline. In perfectly immaculate condition inside and out. Submit on price and terms. No. 139.

## THEY TRADED

This lovely 3 bedroom and family room home for income property and it's now vacant so possession can be quick. It has a big family room with built-ins, intercom, forced air heating, fireplace, wall to wall carpeting and only a 5-minute drive to Del Amo Shopping. Asking \$24,500. No. 114.

## 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.

## BIG 2 BEDROOM

In Hawthorne near Hawthorne Christian School and the owner says make me an offer. It has hardwood floors, a big, big kitchen and fenced-in yard. Full price only \$14,950. No. 116.

## 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 through-out, cedar lined closets, wood paneling, oversized 2 car garage and lots more. Asking \$49,000. No. 138.

## SPREAD OUT

There's elbow room to spare in this big 4 bedroom home and it's only about 6 years old. Some features include thick shake shingle roof, large bedrooms with Mr. and Mrs. closets, fireplace, forced air heating, 1 1/2 baths and a big yard. Value priced at only \$23,950. No. 124.

## CORNER MANSION

Exceptional 3 bedroom, 1 1/2 bath home is rich in detail and quality built. Beautiful corner fireplace, wall to wall carpeting, draperies, detached garage, cement block fencing and terms to suit you. Asking only \$23,950. No. 125.

## LOW DOWN

Here's a charming 3 bedroom home only 9 years old with fenced yard, hardwood floors that could use some fixing here and there, but no major problems. Submit on no down for G.I. and \$1000 down for FHA deals. Sure to sell at only \$14,500. No. 112.

## G.I. RESALE

Located in Southwood, close to Del Amo Shopping Center. Excellent floor plan with wall to wall carpeting, cement block fencing, 3 big bedrooms with 1 1/2 baths and excellent financing already available. No. 128 and 132.

## CONVERTIBLE

Here's a 3 bedroom bargain that's hard to find in such a wonderful location. Only 8 years old, it has a completely fenced yard, detached garage and asking only \$15,950 with easy terms and quick possession available. No. 109.

## DRIVE BY

216-2145 AVENUE C, 2 ON A LOT, HOME AND INCOME. CHOICE AREA, SO. REDONDO. \$350 DOWN G.I. 3 BEDROOM, 1 1/2 BATH HOME, BUILT-IN OVEN AND RANGE, MANY EXTRAS. WITH COVERED PATIO. FULL PRICE \$15,950.

## 2 STORY

2 STORY, 3 BEDROOM AND FAMILY ROOM WITH 1 1/2 BATHS, BUILT-IN OVEN AND RANGE, WALL TO WALL CARPETING, CURTAINS AND DRAPES THROUGHOUT, SLIDING GLASS DOORS FROM FAMILY ROOM LEADING TO PATIO. 10% DOWN WILL HANDLE.

## DUPLEX

HOME AND INCOME, TOO, ON THIS TREE LINED, QUIET STREET. 2 BEDROOM IN EACH UNIT, CLOSE TO SHOPPING AND SCHOOLS. TRY 10% DOWN.

## 4 BEDROOM

2 BATH HOME CLOSE TO BROADWAY AND SEARS SHOPPING AREA. PROFESSIONALLY LANDSCAPED WITH LOADS OF TREES AND SHRUBS. PARK-LIKE REAR YARD. EXCEPTIONALLY CLEAN HOME WITH MANY EXTRAS. TRY 10% DOWN.

## \$15,950

3 BEDROOM NEAR NEW, 1 1/2 BATH HOME WITH BUILT-IN OVEN AND RANGE, HAS WALL TO WALL CARPETING, COVERED PATIO, SPRINKLERS FRONT AND BACK, WHERE CAN YOU BEAT THIS? SUBMIT LOW DOWN PAYMENT.

## Sands Realty

5135 Torrance Blvd., Torr. FR 1-2461 anytime

PRICE REDUCED \$1450

The owner says SELL this two bedroom with double detached garage for \$7500. This is cash, but we have a good loan commitment and we believe this can be handled with as little as \$1500 down. Will make a good rental or it will be an ideal home for someone. This will not last long!

## Vaughn, Realtor

FA 8-9480 (anytime) DA 6-1164

## BECOME A SUBDIVIDER

Purchase this 20-acre parcel in Lucerne Valley, the future industrial area of the upper desert. Has a large water well, ideal for alfalfa ranch, chickens or horses. \$2000 down, \$40 per month. Full price \$11,500.

## LIPPARD

VA Approved Broker  
1632 Torrance Blvd.  
FA 03353

## So. Torrance

3 Br. - Family Room  
\$695 Down

Situated in a highly desirable residential area near South High. Includes separate dining room, thermo controlled heat, sliding glass shower door, W/W carpeting, open beam ceiling. Hurry! Try \$14,950.  
FR 0-3561

## Immaculate Lovely

\$1875 Down

Seventy feet of lot frontage on this truly lovely 3 bedroom home in the heart of Torrance. Professional landscaping. Many fine extras, excellent location. \$18,750 full price.

## So. Torrance

3 Br. - Family Room  
\$695 Down

Situated in a highly desirable residential area near South High. Includes separate dining room, thermo controlled heat, sliding glass shower door, W/W carpeting, open beam ceiling. Hurry! Try \$14,950.  
FR 0-3561

## HOME HINTS "WHAT IS AN ESCROW?"

In today's column we will attempt to give you a brief explanation of what an escrow actually is.

Practically all Real Estate transactions in California, whether a sale, loan, lease or exchange, are completed by means of an escrow.

An escrow, simply defined, is where money and documents are deposited by two or more persons with a third party, who is known as an escrow holder, together with certain instructions.

These instructions govern the use and delivery of the money and documents which are held in escrow until all conditions of the instructions have been satisfied.

The escrow holder is actually a stakeholder, who holds the interests of the parties in an escrow, such as buyer, seller, a trust deed holder, lien holder, or a party with a claim, will deposit the necessary documents in escrow in order to release their interest, upon payment to them of a certain consideration; which then enables the escrow holder to deliver to the buyer a deed from the seller conveying certain property free from any encumbrances except those agreed upon, and further enables the escrow holder to deliver to the seller the sum of money also agreed upon.

In order to have a binding escrow, all parties must sign written instructions and, of course, all parties to an escrow must be legally competent to execute such instructions.

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



RAY POWELL SALESMAN



RALPH CAMERON BROKER



BEN CLARK BROKER



JOE BABICK SALESMAN



## We Welcome Your Visit to Our Open Houses

**DREAM CASTLE:** Be sure to see this dream 3 bedroom and family room home complete with thick carpeting, drapes, 1 1/2 baths, built-ins and lots of other extras. See it with Joe Babick at 5419 Michelle Drive. No. 102.

**3 BATH G.I. RESALE:** Has rear living room, 3 big bedrooms, cement block fence, 2-car garage and near Del Amo Shopping Center. Ray Powell will show you through 21702 Talisman. No. 134.

**NORTH TORRANCE:** 3 bedroom home near El Camino College, has patio with BBQ, 2 car garage and priced right at only \$17,950. Stuart Josephs will greet you at 16427 Wilkie. No. 115.

**BLUE RIBBON WINNER:** Compare the quality this home has to offer compared with the rest. It has 3 bedrooms, 1 1/2 baths, carpeting, drapes and excellent financing. See it with Ben Clark at 21909 Linda Drive. No. 101.

**BIG 4 BEDROOM:** Inspect the quality features here. Stepdown living room with fireplace, family room, with island range, covered patio and much more. George Beck will greet you at 20705 Vaccaro. No. 131.

**HILLTOP RETREAT:** Enjoy the fine surroundings this lovely 3 bedroom home has to offer. It has big picture window, carpeting, drapes, built-ins and much more. Talk to Russ Amado at 2614 Ridgeland. No. 118.

**ROOMY:** Big, spacious 3-bedroom and den home has 1 1/2 baths, big kitchen, with fireplace in den, separate service porch, covered patio and 2 car garage. Full price only \$22,900 and Cy Webber will give you the details at 21314 Kent. No. 135.

**TWO FOR ONE:** Big 2 bedroom and den home located on a big 82x239 lot, has 1 bedroom rental in rear plus kidney shaped pool. See it with Bob Morris at 2233 W. 239th St. No. 133.

**VACANT:** Immediate possession arranged if desired on this lovely 3 bedroom home in Southwood. Full price only \$18,250 and Dewey Mohundro will answer your questions at 22302 Warmside. No. 140.

## 4126 Sepulveda Blvd. Open Daily 8 am to 8 pm FR 8-8447

## Open Houses TODAY

- 20947 Brighton Ave. Frank Guiliano DA 4-1157
- 21228 Normandie Selma A. Davis OS 6-2501
- 19823 Hawthorne Blvd. Towne & Countrie DA 6-2476
- 711 S. Juanita McEwen DA 6-7175
- 23438 Mehden Ave. Foss FR 9-2548

## FOUR GOOD ONES

NEW LISTING See this 3 bedroom, 1 1/2 bath home in better section of Lomita. Built-in range and oven, fireplace, covered patio, large lot—\$2000 will handle.

## NO. WILMINGTON

Vacant. Nice 3 bedroom, 1 1/2 bath home. Built-in range and oven, block wall fence, double detached garage. Will sell G.I. or FHA and pay points. Full price \$19,900.

## KEN MILLER REALTY

1503 CRENSHAW BLVD. TORRANCE FA 8-1049

## Vacant 3-Br. \$1675 Down

Owner out of town and must sell this charming newly decorated residence on an oversized corner lot. Walk to schools, stores and shopping. IMMEDIATE POSSESSION. Asking \$16,750. Call now!

## Stewart Realty

FR 6-8801 (Call Anytime)

## G.I. RESALE \$495

Back to school, 3-bedroom stucco, hardwood floors garage. Alley. Kids walk to school and shops near by. No qualifying. Vet or non vet can buy.

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

## \$495 DOWN OPEN NEW

New 3 bedroom homes, 2 baths, built-ins, huge loss double garages. 23438 Mehden Ave. Torrance, one block west of Main at 224th. \$18,950 full price. FOS, FR 9-2548.

## TOWNE & COUNTRIE

25318 Narbonne Ave. DA 6-2476

## OPEN HOUSE SUNDAY, 1-5

19823 HAWTHORNE BLVD. Incomparable new 3 bedroom 3 bedroom home on corner lot in No. Torrance. Carpeted throughout and natural cabinets. Beautiful landscaping and block fence. Rear yard with patio slab and double garage. FHA 1-1/2 commitment at \$6,500 for 30 years. Asking Price \$18,900.

## SELMA A. DAVIS

551 S. Prairie Ave. Hawthorne OS 6-2501 OR 8-1586

## OPEN HOUSE SUNDAY, 1-5

19823 HAWTHORNE BLVD. Incomparable new 3 bedroom 3 bedroom home on corner lot in No. Torrance. Carpeted throughout and natural cabinets. Beautiful landscaping and block fence. Rear yard with patio slab and double garage. FHA 1-1/2 commitment at \$6,500 for 30 years. Asking Price \$18,900.

## KON TIKI

This is where Mother will enjoy herself because it has intercom in all rooms, plus on the patio. Close to schools and shopping. Owner has been transferred.

## SOUTHWEST PARK

Here it is, the one you've been waiting for. 3 bedroom, 1 1/2 bath, corner home, big back yard. Has G.I. loan. See to appreciate.

## 2 BEDROOM

Large kitchen, double detached garage. Call for more details. WE NEED LISTINGS

## BODEN REALTY

4727 Torrance Blvd.—FR 1-7081, FR 1-1060

FOR SALES OR EXCHANGES

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

## Royalle

SAYS

## REMEMBER

YOUR YESTERDAYS ARE LIKE CANCELLED CHECKS! Therefore, as you know, rent receipts do not build an estate for you. So you may purchase this 3 bedroom, 1 1/2 bath, hardwood floors, large covered patio with double garage. Close to schools and shopping. Only \$1000 down. Payments \$113.64 per mo. including taxes and insurance.

## PASCH REAL ESTATE

OS 5-0367

## TOMORROW

IS LIKE A PROMISSORY NOTE — so why wait to buy a home of your very own. Make it a reality. Buy this home today and get built-in range and oven, forced air heat, 2 baths, carpeted and draped thru-out, plus sliding doors to a beautifully planned yard. Only \$2500 down ADVISE YOU IN TOMORROW. Price \$19,450.

## TODAY

IS LIKE CASH — THIS, ROYALLE WILL HELP YOU DO IN A PROFESSIONAL BUSINESS-LIKE WAY — as business is never good unless it makes friends. You will be our life-time friends after you purchase this beautiful SOUTHWOOD ESTATES HOME with all the latest features including built-in range and oven, forced air heat, cozy corner fireplace, carpeted and custom matching draperies throughout, plus family room. 10% down. Only \$27,700.

## 4 & Den, 2 1/2 Ba. \$2375 Down

Near May Co. and Alondra Golf Course. Has forced air heating, 1800 sq. ft. of living, in manicured neighborhood. Separate service porch, double garage. \$23,750. Hop to the phone pronto!

## Stewart Realty

FR 6-8801 (Call Anytime)

## \$495 DOWN Back to School

Now is the time to get located in this 2-bedroom home. Close to schools and shopping. New paint inside and out. Sparkling hardwood floors. Vacant. Ready for immediate possession.

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

## Royalle SALESPEOPLE

THINK OF YOUR FUTURE SUCCESS. Have floor time for one — experienced professional salesman. LISTINGS 20% SALES 35%.

CALL LEW SMITH

## OPEN HOUSES SAT-SUN

5509 5416 1795 4871

JEFFREY KONYA DR. YUKON LEE

## Royalle

TORRANCE & HAWTHORNE BL. FR 1-3531 ANYTIME

## NO DOWN G.I. 3-bedroom, 2 bath, double detached garage, hardwood floors. Large yard. Call FR 0-3561

## ALTER REALTY & INSURANCE

Make Mom and Dad Happy

HERE IS YOUR CHANCE TO MAKE A HOME FOR THE FOLKS, AND AT THE SAME TIME ASSURE THEM THAT THEY ARE NOT A BURDEN. WE HAVE A ONE BEDROOM ON AN R3 LOT. THAT SOME DAY THE LAND ALONE WILL BE WORTH THE PRICE YOU'RE ASKING. BUT THIS HOME FOR ONLY \$300 DOWN CAN'T LAST LONG. BY THE WAY, IT'S BRAND NEW. ASK ABOUT AL-1310. \$19,995 FULL PRICE.

\$1250 Down for a 2-Story With 2 Baths

YOU WON'T BELIEVE THE FULL PRICE OF THIS 3-BEDROOM HOME WHEN I TELL YOU OF THE MANY FEATURES. HERE IS A PARTIAL LIST: BUILT-IN RANGE AND OVEN, FAN AND HOOD, GARBAGE DISPOSAL, FORCED AIR HEATING, WALL TO WALL CARPET IN ALL ROOMS EXCEPT KITCHEN AND BATHS, SERVICE PORCH, STORAGE GALORE. CALL US TODAY AS THIS CAN'T LAST LONG. BY THE WAY, IT'S BRAND NEW. ASK ABOUT AL-1310. \$19,995 FULL PRICE.

Need a Washer and Dryer?

THEN BUY THIS NICE CLEAN THREE BEDROOM HOME AS WELL THROW IN THE WASHER AND DRYER AT NO EXTRA COST. YOU WILL ALSO GET DRAPES, NEW PAINT INSIDE, LOTS OF CLOSET SPACE AND A 40X100 FOOT LOT. OH YES, YOU ONLY NEED \$1500 DOWN AND WE HAVE 80% FINANCING. SEE THIS BY ASKING ABOUT AL-1307. ASKING \$15,500.

Two Bedroom and Guest House

GUEST HOUSE HAS 2 1/2 ROOMS AND 1/2 BATH. MAIN HOUSE HAS 2 BEDROOMS AND FULL BATH, 2 CAR GARAGE, FENCED YARD, CLOSE TO HALLDALL SCHOOL AND DOWNTOWN TORRANCE. TRY THIS ONE FOR CAL-VET. ASK ABOUT AL-1308. \$16,500 FULL PRICE.

Have Duplex — Will Trade

DELUXE OWNERS APARTMENT WITH 3 BEDROOMS AND 2 BATHS. BUILT-IN RANGE-OVEN-REFRIGERATOR AND DISHWASHER. IMMACULATE WITH EXPENSIVE WALL TO WALL CARPET AND DRAPES PLUS A LOVELY 2 BEDROOM RENTAL APARTMENT, CLOSE TO DOWNTOWN TORRANCE. ALL THIS ONE A 50X180 FOOT R3 LOT. ROOM TO ADD MORE UNITS. WILL EXCHANGE FOR HOME OR LARGER UNITS. ASK ABOUT AX-3077.

Attention! Builders

HERE IS NINE AND ONE HALF ACRES OF PRIME C-3 LAND CLOSE TO PACIFIC COAST AND HAWTHORNE. THIS PROPERTY IS RIPE FOR LARGE BUILDING DEVELOPMENT. ASK ABOUT AML-05. \$417,000 FULL PRICE.

For Lease — Downtown Location

1500 SQ. FT OFFICE SUITE OF EIGHT ROOMS, 3 BATHS, CORNER OF G LEASED ST ON THE SECOND FLOOR. FRONT AND REAR. ASK ABOUT AC-128.

For Lease

PORTION OF BUILDING AT 837 BORDER AVE. M-1 ZONING. SUITABLE FOR LIGHT MANUFACTURING OR MAINTENANCE SHOP. 600 SQ. FT. \$50 PER MONTH. 1200 SQ. FT. \$90 PER MONTH.

Industrial Property Offered

2.59 ACRES ON 2237 DEEP AVALON. M-1 ZONE. 381 FT. FRONTAGE AND 299 FT. DEEP. 113,137 SQ. FT. FULL PRICE \$110,000. ASK FOR MR. MICHAELS OR MR. MILLER.

Having Space Problems?

THEN LOOK AT THIS PROPERTY. 113,600 SQ. FT. OF LAND WITH 36,300 SQ. FT. OF BUILDINGS WHICH HAVE TWO OVERHEAD CRANEWAYS. ONE HEAVY DUTY CRANE. ABOUT 300 FT. OF RR SPUR. FRONT 140 FT. ZONED M-1. BALANCE ZONED M-2. FULL PRICE \$180,000. TERMS.

Zoned M-1

165X635 NEAR SAN DIEGO FREEWAY. \$78,570 OR ONLY \$75 SQ. FT.

## ALTER REALTY & INSURANCE

2305 Torrance Blvd., Torrance FA 8-0373