

## Ocean Estates Is Offering Special 30-Year Financing

Special financing providing 30-year loans at no increase in interest at Ocean Estates in Torrance are proving to be one of the biggest selling factors for these Ray Watt-developed quality homes.

### CITY TO DELIVER BILLS PERSONALLY

In an effort to cut costs, the city of Torrance will begin delivering rubbish bills to an estimated 22,500 of its 25,000 households. The city will continue to mail the balance, which are directed mainly to non-resident owners, City Manager Wade Peebles announced today.

This system of house-to-house delivery has been successfully used for many years by the cities of Burbank and Pasadena, but is an innovation for this area, Peebles said.

It is pointed out that any resident who would rather continue to receive the rubbish bill through the U.S. mail can do so by simply writing a note on the stub which is sent in with a payment.

It is estimated that this new procedure will save the city about \$3,000 annually, Peebles said.

This latest Watt-built residential area offers the buyer 4-bedroom, two-level, Balanced Power homes with a choice of two or three baths for prices from only \$31,450. Not only is the long term financing appealing to the new home seeker but the amazing low down payment of only \$995 makes Ocean Estates the best home buy in the Torrance area.

Immediate occupancy is available at Ocean Estates to qualified buyers. These new homes are ready to live in with features galore built into each model. Included in Ocean Estates homes are such luxury features as built-in gas range and oven, dishwasher, fireplace with log lighter, formica breakfast bar, ceramic tile bath and showers, garbage disposal, thermostat-controlled gas forced-air heating and cooling and quality wall-to-wall carpeting throughout.

With its central location, quality construction and excellent financing, Ocean Estates is enjoying good public response and has opened a furnished model for inspection just one block east of Ocean Ave. at 230th St. in the Torrance area.

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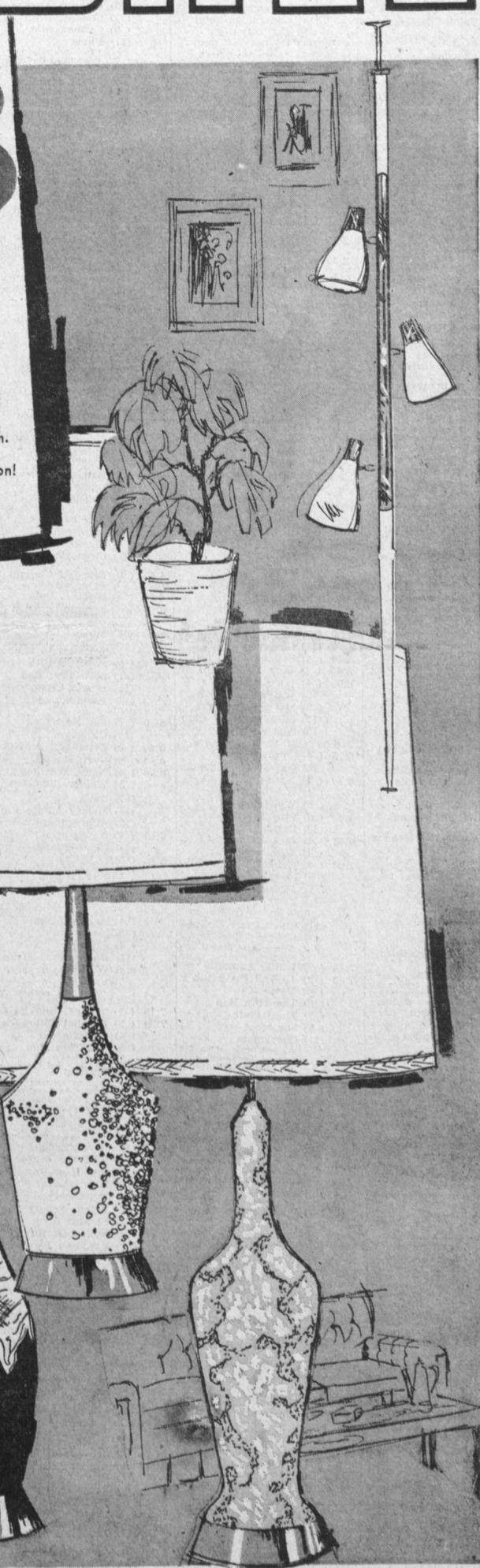
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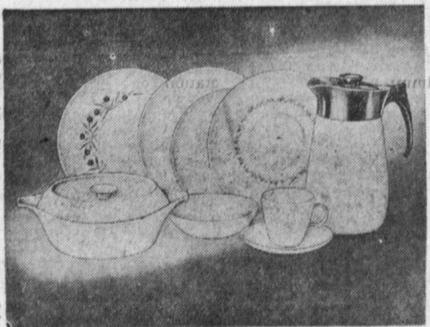
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