



Your Home Sold GUARANTEED or I'll Buy It*

Corey Chambers, Realtor® - CoreyChambers.com
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812 S SPRING ST #6
LOS ANGELES, CA 90014

1 Beds **Baths 1.00 (1F 0T 0H 0Q)** **1,789/BL Sqft**

Condo/Co-op **LP \$1,295,000** **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$723.87
Lot Size	2,064/VN
HOA Fee 1 & 2	\$875.00(Monthly)
MLS#	19-518524
APN	5144-016-074
OPEN HOUSE	10/24/2019 (6:00PM-8:30PM)

Directions: Spring St. south of 8th St.

Remarks: Here's a rare opportunity to own an entire floor within a distinguished historic gem, the Tomahawk Building c.1914! This huge, 1,789sf loft is the quintessential creative live/work space. Stretching from Spring to Main Street, this home boasts both easterly and westerly views, thus offering an abundance of natural light and the cross-ventilation of fresh air. What's more? How about your own private elevator entrance opening inside your loft! The walls and ceilings are concrete and the floors are adorned with gleaming hardwood throughout. The updated bathroom and the modern kitchen that's finished with Bulthaup cabinets blend seamlessly with the historic space creating an urban masterpiece perfect for the photographer, designer, or creative business person to call home. This building is Mills Act approved and qualifies for significant property tax savings. Ideally situated on a block reminiscent of the West Village with a plethora of shops, restaurants, and hotels within one city block.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Tomahawk Building
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Controlled Access, Elevator, Extra Storage
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1914
Stories	8
Building Type	Condominium
Prop Subtype	
Units in Complex	8
Unit Floor #	6
Unit Location	
PUD	No
Balcony	
Security	Carbon Monoxide Detector(s), Card/Code Access, Fire and Smoke Detection System, Smoke Detector
View	City
Style	Other
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 7
List Date	10-02-2019	
List Price	\$1,295,000	
Orig List Price	\$1,295,000	
Status Date	10-02-2019	
Change Date/Type	10-11-2019/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	None
Total Spaces	
Covered Spaces	0
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Elevator, Garbage Disposal, Hood Fan, Range/Oven, Refrigerator, Washer
Flooring	Hardwood
Rooms	Breakfast Bar, Dining Area, Entry, Walk-In Closet
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2019 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449

812 S SPRING ST #6
LOS ANGELES, CA 90014

1
Beds

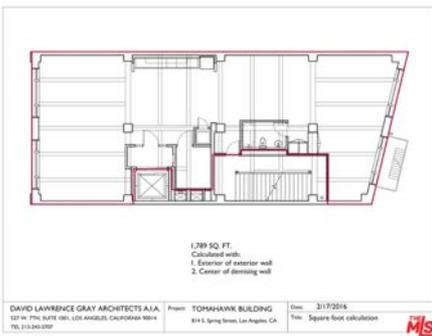
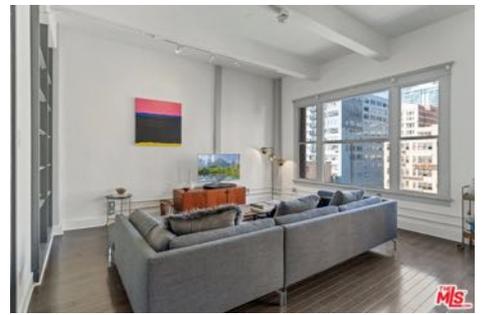
Baths 1.00
(1F 0T 0H 0Q)

1,789/BL
Sqft

Condo/Co-op
LP \$1,295,000

Active





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849 S BROADWAY #1011
LOS ANGELES, CA 90014

2
Beds

Baths 2.00
(2F 0T 0H 0Q)

1,770/VN
Sqft

Condo/Co-op

LP \$1,279,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$722.60
Lot Size	22,842/VN
HOA Fee 1 & 2	\$1047.00(Monthly)
MLS#	19-516796
APN	5144-017-162

OPEN HOUSE 10/20/2019 (2:00PM-5:00PM)

Directions: Corner of S Broadway and 9th

Remarks: Welcome to the famed Eastern Columbia building, one of the nation's classic examples of Art Deco architecture designed by renowned architect Claud Beelman with public spaces by global interior designer Kelly Wearstler. Built in 1930 and renovated in 2006, the Eastern Columbia is a highly sought after residence with a full service concierge and one of the most quintessential rooftop pool and sun decks offered in DTLA. There is also a rooftop gym for working out with a great view. This beautiful loft unit with 2 full bathrooms and built in appliances has been well maintained and sits in a desirable high floor and corner of the building. Live steps away from great entertainment and shopping including the new Broadway Trade Center, Whole Foods, Erewhon Market, Apple Store, Ace Hotel and the Orpheum Theatre. Extra parking and storage available. The Eastern Columbia building is certified under the Mills Act affording each owner a considerable annual property tax savings.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Eastern Columbia Lofts
Pets Allowed/Rules	Yes/Pets Permitted
Highrise Amenities	24-Hour Concierge, Controlled Access, Entrance Lobby, Reception Desk, Rooftop Sky Deck, Rooftop Spa, Rooftop Swimming Pool
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Fitness Center, Pool, Spa, Sun Deck
Assoc Fees Include	Gas, Trash Paid, Water and Sewer Paid
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1930
Stories	0
Building Type	Condominium, High Rise, Loft
Prop Subtype	
Units in Complex	147
Unit Floor #	10
Unit Location	
PUD	No
Balcony	Yes
Security	24 Hour, Card/Code Access
View	City, City Lights
Style	Art Deco
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 15
List Date	10-03-2019	
List Price	\$1,279,000	
Orig List Price	\$1,279,000	
Status Date	10-03-2019	
Change Date/Type	10-11-2019/Active	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	No	
Lease Option	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAC5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	City

Parking Details	
Parking Type	Assigned, Covered Parking, Gated
Total Spaces	
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Built-Ins, Dishwasher, Garbage Disposal, Gas Or Electric Dryer Hookup, Microwave, Range/Oven, Refrigerator, Stackable W/D Hookup
Flooring	Cement
Rooms	Loft
Levels	
Interior Features	Built-Ins
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	In Ground
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	Balcony
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Closet, In Unit

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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849 S BROADWAY #611
LOS ANGELES, CA 90014

2 Beds **Baths 2.00 (2F 0T 0H 0Q)** **1,740/VN Sqft**

Condo/Co-op
LP \$1,249,000 **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$717.82
Lot Size	22,842/VN
HOA Fee 1 & 2	\$1047.00(Monthly)
MLS#	19-517598
APN	5144-017-114
OPEN HOUSE	10/20/2019 (2:00PM-5:00PM)

Directions: Corner of 9th and Broadway.

Remarks: Located in the historic Eastern Columbia building, one of the nation's finest examples of Art Deco architecture, is this beautiful two-bedroom, two-bathroom loft. Designed masterfully with the utmost efficiency, the layout of this corner residence is one of the most sought-after at the Eastern Columbia with large windows lining the North side of the loft, and a balcony overlooking the DTLA skyline to the West. Other notable features include a kitchen with stainless steel appliances, polished concrete floors, two full bathrooms, and one of the most iconic rooftop pool and pleasure decks offered in DTLA. The Eastern Columbia building is certified under the Mills Act affording each owner a considerable yearly property tax savings. It is an unparalleled investment with the neighborhood itself undergoing a complete transformation - the Broadway Trade Center, Erewhon, and Paul Smith all opening within 1 block, amongst a variety of other brand new high end retail stores and restaurant.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Eastern Columbia Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Concierge, Controlled Access, Elevator, Exercise Room, Fire Pit, Fitness Center, Gated Parking, Hot Water, Onsite Property Management, Pool, Sun Deck
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1930
Stories	14
Building Type	Loft
Prop Subtype	
Units in Complex	147
Unit Floor #	6
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Fire Sprinklers
View	City, City Lights
Style	Art Deco
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 14
List Date	10-04-2019	
List Price	\$1,249,000	
Orig List Price	\$1,249,000	
Status Date	10-04-2019	
Change Date/Type	10-12-2019/Active	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Controlled Entrance, Covered Parking, Door Opener, Garage Is Attached
Total Spaces	
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	Other
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Ceiling Fan, Dishwasher, Electric Dryer Hookup, Freezer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Other
Flooring	Cement
Rooms	Other
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	Association Pool
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Community

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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849 S BROADWAY #711
Los Angeles, CA 90014

2 Beds **Baths 2.00 (2F 0T 0H 0Q)** **1,740 Sqft**

Condo/Co-op
LP \$1,200,000 **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$689.66
Lot Size	22,844/PR
HOA Fee 1 & 2	\$1047.00(Monthly), \$0.00(Monthly)
MLS#	SR19240803CN
APN	5144-017-126

OPEN HOUSE 10/20/2019 (12:00PM-3:00PM)

Directions: From 10 Freeway, Head NE on S. Los Angeles St., Left on E. 9th St., Building on the Corner of E. 9th St and S. Broadway

Remarks: Overlooking Downtown Los Angeles, in the historical Eastern Columbia building, sits a gorgeous two-bedroom, two-bathroom loft. Spectacularly designed, this 7th floor residence offers one of the most desirable layouts with polished concrete floors, open kitchen with center island and stainless-steel appliances, soaring ceilings, expansive windows and a balcony hovering over the Downtown Los Angeles skyline. The Eastern Columbia offers incredible amenities including a fitness center, relaxing fire-pit, several seating areas, stunning sunset views and of course that iconic rooftop pool and deck! Certified under the Mills Act, The Eastern Columbia offers each owner tremendous property tax savings making this a fantastic investment opportunity. Incredible history, rich architecture, and first-class amenities all within one of the most iconic neighborhoods, two blocks to Whole Foods, numerous restaurants, and exceptional retail!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	EASTERN COLUMBIA LOFTS
Pets Allowed/Rules	Call/Pets Permitted, Assoc Pet Rules, Call for Rules
Highrise Amenities	Rooftop Swimming Pool
Assoc Amenities	Controlled Access, Fire Pit, Gym/Ex Room, Onsite Property Management
Assoc Fees Include	Concierge
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1930/Assessor
Stories	
Building Type	Condominium, Attached
Prop Subtype	Condominium
Units in Complex	147
Unit Floor #	
Unit Location	
PUD	
Balcony	Yes
Security	Carbon Monoxide Detector(s), Smoke Detector
View	City Lights
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	Updated/Remodeled
Sewer	Sewer
Water Type	Public, Water District

Contract Info		DOM 8
List Date	10-10-2019	
List Price	\$1,200,000	
Orig List Price	\$1,200,000	
Status Date	10-10-2019	
Change Date/Type	10-11-2019/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Financing	Cash, Cash To New Loan	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAC5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.520
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	Street Lighting, Sidewalks
Lot Location	

Parking Details	
Parking Type	Controlled Entrance, Covered Parking, Door Opener, Driveway Gate, Garage Is Attached
Total Spaces	2
Covered Spaces	
Uncovered Spaces	
Garage Spaces	2
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Freezer, Garbage Disposal, Microwave, Range/Oven, Recirculated Exhaust Fan, Refrigerator
Flooring	Cement
Rooms	Living
Levels	One Level
Interior Features	High Ceilings (9 Feet+), Open Floor Plan, Turnkey
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Microwave, Range
Disability Access	
Eating Areas	Family Kitchen
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No/Association Pool, Community
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	Balcony
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Closet

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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Los Angeles, CA 90014

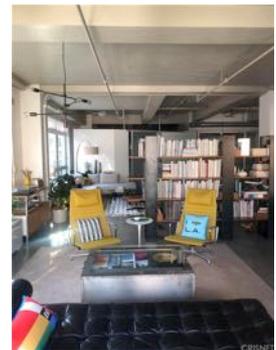
2
Beds

Baths 2.00
(2F 0T 0H 0Q)

1,740
Sqft

Condo/Co-op
LP \$1,200,000

Active



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1850 INDUSTRIAL ST #406
LOS ANGELES, CA 90021

1 Beds
Baths 1.00
(1F 0T 0H 0Q)
1,147/VN Sqft

Condo/Co-op
LP \$859,000 ↓ **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$748.91
Lot Size	31,720/VN
HOA Fee 1 & 2	\$706.00(Monthly)
MLS#	19-493170
APN	5164-021-065

Directions: Corner of Industrial and Mateo - Arts District

Remarks: This property has been leased and is only for sale with the 1-year lease in place. Conceived as the west coast headquarters of The National Biscuit Company, this landmark structure was designed by E.J. Eckle in 1925. In 2007 Linear City completed an award-winning renovation and loft conversion, while maintaining the structure as Los Angeles Historical-Cultural Monument #888 which also allows for vastly reduced property taxes under the Mills Act. Unit #406 is a meticulous light & bright East-facing unit with original hardwood flooring, high ceilings, updated stainless steel appliances, Caesar-stone counters, stainless steel cabinetry, exposed brick surfaces and newer windows. The large bathroom has an over-size tub and pedestal sink. Laundry in unit. Building has a 24/7 concierge and security desk, 75 ft. saline pool, BBQ's, firepit, outdoor showers and gym. Includes one prime subterranean parking space. HOA pays water,gas, trash.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	The Biscuit Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Concierge, Controlled Access, Elevator, Fire Pit, Fitness Center, Pool, Security, Sun Deck
Assoc Fees Include	Gas, Trash Paid, Water Paid
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1925
Stories	7
Building Type	Condominium
Prop Subtype	
Units in Complex	110
Unit Floor #	4
Unit Location	
PUD	No
Balcony	
Security	24 Hour
View	City, City Lights, Walk Street
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 84
List Date	07-26-2019	
List Price	\$859,000	
Orig List Price	\$869,000	
Status Date	07-26-2019	
Change Date/Type	08-20-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAM3
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Garage - 1 Car
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carpport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Hood Fan, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Hardwood
Rooms	Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	Association Pool, Salt/Saline
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1850 INDUSTRIAL ST #406
LOS ANGELES, CA 90021

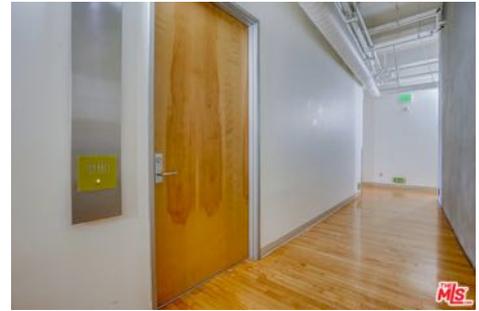
1
Beds

Baths 1.00
(1F 0T 0H 0Q)

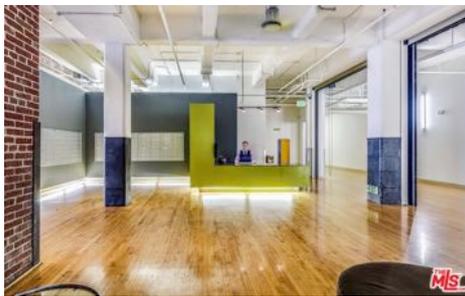
1,147/VN
Sqft

Condo/Co-op
LP \$859,000↓

Active







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416 S SPRING ST #505
LOS ANGELES, CA 90013

1 Beds
Baths 2.00
(2F 0T 0H 0Q)
1,080/VN Sqft

Condo/Co-op
LP \$739,000 ↓ **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$684.26
Lot Size	10,334/VN
HOA Fee 1 & 2	\$720.81(Monthly)
MLS#	19-507422
APN	5149-038-020
OPEN HOUSE 10/19/2019 (1:00PM-4:00PM)	

Directions: East of Broadway, South of 4th Street

Remarks: In the heart of bustling Downtown Los Angeles in the historic El Dorado Building awaits this stunning, contemporary apartment rivaling the chicest NYC condos. Enter to a bright and open floor plan accented by sleek hardwood floors and grand windows welcoming floods of natural light. Cook to your heart's content in the stylish kitchen with stainless steel appliances and seamlessly flows to the dining space with built-ins. Additional features include a sophisticated bedroom, luxurious baths, serene balcony overlooking the cityscape and more. Move-in today and relish your premier location, perched above Le Petit Paris Gourmet Restaurant, El Dorado Lounge and just moments from Grand Central Market, shops, restaurants and entertainment! For an additional \$325 per month, 2 reserved parking spaces will be provided. El Dorado falls under THE MILLS ACT! THE MILLS ACT will save you up to 75% in taxes.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	El Dorado Lofts
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Controlled Access, Elevator, Security
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1914
Stories	12
Building Type	Condominium
Prop Subtype	
Units in Complex	65
Unit Floor #	5
Unit Location	
PUD	No
Balcony	
Security	24 Hour
View	City, City Lights
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 43
List Date	09-05-2019	
List Price	\$739,000	
Orig List Price	\$789,000	
Status Date	09-05-2019	
Change Date/Type	10-16-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC4
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Community Garage, Controlled Entrance, Covered Parking
Total Spaces	
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central, Forced Air
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Intercom, Microwave, Range/Oven, Refrigerator
Flooring	Wood
Rooms	Other
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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416 S SPRING ST #505
LOS ANGELES, CA 90013

1
Beds

Baths 2.00
(2F 0T 0H 0Q)

1,080/VN
Sqft

Condo/Co-op
LP \$739,000↓

Active





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253 S BROADWAY #208
LOS ANGELES, CA 90012

1 Beds
Baths 1.00
(1F 0T 0H 0Q)
1,060/VN Sqft

Condo/Co-op
LP \$639,000 ↓
Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$602.83
Lot Size	13,323/VN
HOA Fee 1 & 2	\$620.00(Monthly)
MLS#	19-496528
APN	5149-009-034

Directions: Corner of 3rd and Broadway. Parking available in lot on Broadway or across the street in Grand Central Market.

Remarks: Incredible price, Mills Act Tax reduction, deeded garage parking, 12 foot ceilings, across the street from Grand Central Market, laundry in unit, private deck, courtyard access and separated bedroom area in this intimate 40 unit building! The Pan American Lofts are a Beaux Arts building located in the Historic Core with a rich history and in the National Register of Historic Places. This second floor loft with floor to ceiling windows is fully equipped and updated with large kitchen island and stainless steel appliances. Windows on opposite sides offer sunlit living spaces. Conveniently located near public transportation. Great value that should sell quickly.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Pan Am
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Elevator, Other
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1897
Stories	5
Building Type	Condominium
Prop Subtype	
Units in Complex	40
Unit Floor #	2
Unit Location	
PUD	No
Balcony	
Security	Card/Code Access
View	No
Style	Art Deco
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 74
List Date	08-05-2019	
List Price	\$639,000	
Orig List Price	\$675,000	
Status Date	08-05-2019	
Change Date/Type	10-14-2019/Price Change	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Garage - 1 Car
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Refrigerator, Washer
Flooring	Hardwood, Tile
Rooms	Breakfast Bar
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	Concrete
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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253 S BROADWAY #208
LOS ANGELES, CA 90012

1
Beds

Baths 1.00
(1F 0T 0H 0Q)

1,060/VN
Sqft

Condo/Co-op
LP \$639,000↓

Active







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1850 INDUSTRIAL ST #310
LOS ANGELES, CA 90021

0 Beds
Baths 1.00
(1F 0T 0H 0Q)
975/VN Sqft

Condo/Co-op
LP \$875,000 **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$897.44
Lot Size	31,720/VN
HOA Fee 1 & 2	\$629.00(Monthly)
MLS#	19-508816
APN	5164-021-054

Directions: Building is at the corner of Industrial St and Mateo St. Between 6th St and 7th St. and Mateo St. and Alameda St.

Remarks: Biscuit Company Lofts, a Mills Act Property with substantial property tax reduction! Downtown LA Arts District. Enjoy historic architecture and modern amenities in this live/work loft. 975 SF, wide space, 16' soaring ceilings, (not offered on most floors), original maple hardwood floors, concrete columns and ceilings from the 1920s. Oversized and operable windows with a southern exposure allow a light filled loft throughout the day! There is a modern kitchen with stainless steel appliances and cabinets, marble and subway tile bathroom, LG washer/Dryer in the unit. Walk to the new SOHO HOUSE, BESTIA, THE NEW CHURCH & STATE, HAUSER WIRTH & SCHIMMEL, ICA GALLERY. YOGA and MORE!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Biscuit Company Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Conference, Elevator, Exercise Room, Gated Parking, Pool, Security, Other
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1925
Stories	0
Building Type	Condominium
Prop Subtype	
Units in Complex	104
Unit Floor #	3
Unit Location	South
PUD	No
Balcony	
Security	24 Hour, Guarded
View	City Lights
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 28
List Date	09-20-2019	
List Price	\$875,000	
Orig List Price	\$875,000	
Status Date	09-20-2019	
Change Date/Type	09-28-2019/Active	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAM3
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Community Garage
Total Spaces	
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carpport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Bar Ice Maker, Ceiling Fan, Dishwasher, Dryer, Freezer, Garbage Disposal, Range/Oven, Refrigerator, Other
Flooring	Hardwood
Rooms	Other
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	Above Ground, Association Pool, In Ground, Lap Pool, Salt/Saline
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Closet

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1850 INDUSTRIAL ST #310
LOS ANGELES, CA 90021

0
Beds

Baths 1.00
(1F 0T 0H 0Q)

975/VN
Sqft

Condo/Co-op
LP \$875,000

Active







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253 S BROADWAY #201
LOS ANGELES, CA 90012

1 Beds **Baths 1.00 (1F 0T 0H 0Q)** **970/VN Sqft**

Condo/Co-op
LP \$625,000 **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$644.33
Lot Size	13,323/VN
HOA Fee 1 & 2	\$636.00(Monthly)
MLS#	19-521452
APN	5149-009-027
OPEN HOUSE	10/20/2019 (2:00PM-4:00PM)

Directions: Intersection of S Broadway and 3rd st.

Remarks: Perched at the epicenter of the historic core, loft 201 commands double height ceilings and commercial sized windows with a symmetrical classic brick loft floorplan. The Pan American Building is on the national register of historic places making this residence a very rare and unique opportunity to own a piece of history. Even more rare is the building consists of only 40 residences enhanced by the Mills Act Property Tax reduction and with 1 of only 4 street level deeded parking spaces making this classic loft the most desirable of the 40 residences. This loft residence has only 1 shared wall for an ultra private entrance with city views. Loft 201 is elevated further by superior historic core location flanked by the Grand Central Market and the future 2nd st metro station. High street retail and restaurant activations are continually opening making this superior loft a sharp location.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Pan American Building HOA
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access, Elevator
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1897
Stories	0
Building Type	Condominium
Prop Subtype	
Units in Complex	40
Unit Floor #	5
Unit Location	
PUD	Yes
Balcony	
Security	Carbon Monoxide Detector(s), Card/Code Access, Exterior Security Lights, Fire and Smoke Detection System, Fire Sprinklers
View	City, City Lights
Style	Art Deco
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 1
List Date	10-17-2019	
List Price	\$625,000	
Orig List Price	\$625,000	
Status Date	10-17-2019	
Change Date/Type	10-17-2019/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Door Opener, Gated
Total Spaces	
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carpport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning
Heating	Central
Equip/Apppl	Dishwasher, Garbage Disposal, Microwave, Recirculated Exhaust Fan, Stackable W/D Hookup, Water Line to Refrigerator
Flooring	Brick
Rooms	Breakfast Area, Entry, Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Closet

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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460 S SPRING ST #507
LOS ANGELES, CA 90013

1 Beds
Baths 1.00
(1F 0T 0H 0Q)
890/DV Sqft

Condo/Co-op
LP \$599,000 **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$673.03
Lot Size	30,787/VN
HOA Fee 1 & 2	\$575.00(Monthly)
MLS#	19-519012
APN	5149-023-086

Directions: Corner of Spring St. And 5th Street

Remarks: The Rowan is a historically designated building in the heart of downtown with Mills Act tax savings which offers significant savings in property taxes. Located in the heart of downtown LA's renaissance so you can step outside and be minutes from chic new shops, restaurants, galleries and events. Take the dog out for a walk and enjoy Spring St park that is right next door, or simply sit on a bench and people watch in this beautiful slice of nature. This is urban living at its finest in a spacious 1 bedroom 1 bath loft facing west with skyline views, exposed brick walls and hardwood flooring. The floor plan is one of the few that features a bath with a picture window looking out the city views. The building 24 hour doorman and a dog run. There is a licensed (not deeded) parking space. Currently tenant occupied.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Rowan Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Conference, Elevator, Security
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1912
Stories	0
Building Type	Condominium
Prop Subtype	
Units in Complex	207
Unit Floor #	5
Unit Location	
PUD	No
Balcony	
Security	Other
View	City Lights
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 9
List Date	10-09-2019	
List Price	\$599,000	
Orig List Price	\$599,000	
Status Date	10-09-2019	
Change Date/Type	10-17-2019/Active	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Parking Space
Total Spaces	
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	Other
Flooring	Hardwood
Rooms	Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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460 S SPRING ST #507
LOS ANGELES, CA 90013

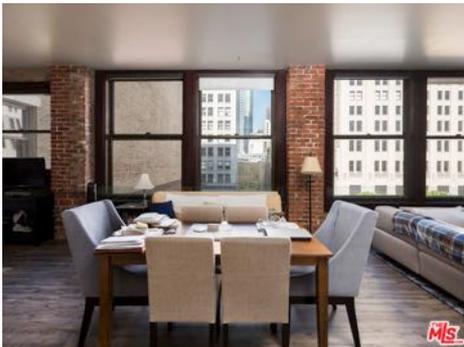
1
Beds

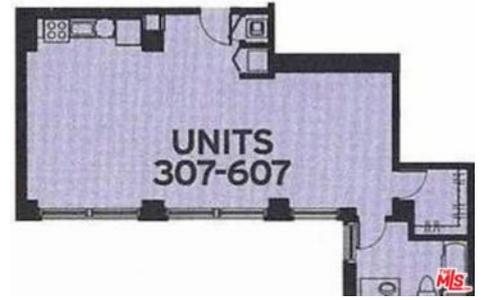
Baths 1.00
(1F 0T 0H 0Q)

890/DV
Sqft

Condo/Co-op
LP \$599,000

Active





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460 S Spring ST #802
LOS ANGELES, CA 90013

1 Beds	Baths 1.00 (1F 0T 0H 0Q)	845/BL Sqft
------------------	------------------------------------	-----------------------

Condo/Co-op
LP \$649,900 Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$769.11
Lot Size	30,787
HOA Fee 1 & 2	\$562.00(Monthly)
MLS#	IV19220277MR
APN	5149-023-134

Directions: Corner of Spring and 5th Street.

Remarks: Located on one of the most vibrant streets in downtown, this 1 Bedroom, 1 Bath Loft is approximately 845 square feet. The Rowan has been designated a Mills Act Building which rewards owners with a large property tax savings. This Historic Core building was meticulously converted into innovative, urban-style living spaces showcased by the original exposed brick walls, large mahogany trimmed windows, and high ceilings. This loft offers a gourmet kitchen, a separate bedroom area and bath featuring Scavolini cabinetry, Bosch appliances, granite counter tops, TOTO bathroom fixtures and maple flooring. Shared amenities include 24-hour private security, a residence lounge with kitchenette, a private garden and barbeque area, and outdoor seating with hot and cold spas. Minutes away from Metro-Red Line (Pershing Square) and easy access to Fwy: 110, 10, 101 & 5. The loft advertised is a morning sun, east facing 1 bedroom, 1 bathroom. Approximately 845 sq ft living space. Parking is available at an extra cost.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Rowan Owners Association
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Card Room, Spa
Assoc Fees Include	
Community Features	Urban
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1912/Assessor
Stories	
Building Type	Attached
Prop Subtype	Loft
Units in Complex	206
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	24 Hour, Carbon Monoxide Detector(s), Card/Code Access, Fire and Smoke Detection System, Guarded
View	No
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 36
List Date	09-12-2019	
List Price	\$649,900	
Orig List Price	\$649,900	
Status Date	09-12-2019	
Change Date/Type	09-20-2019/Active	
Sale Type	Standard	
Avail for Lease	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAC4
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	0.700
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	0
Carpport Spaces	0
Remote Controls	0

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Inside, Refrigerator, Washer
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Range
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	No/Association Pool
Spa	Community, In Ground
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Dryer, Inside, Washer

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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LOS ANGELES, CA 90013

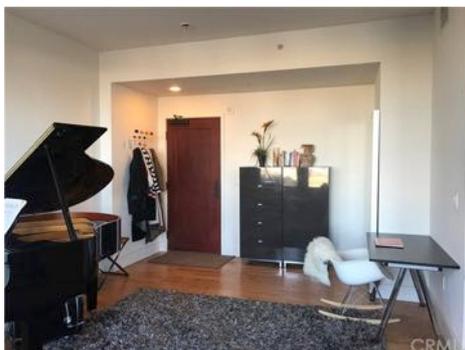
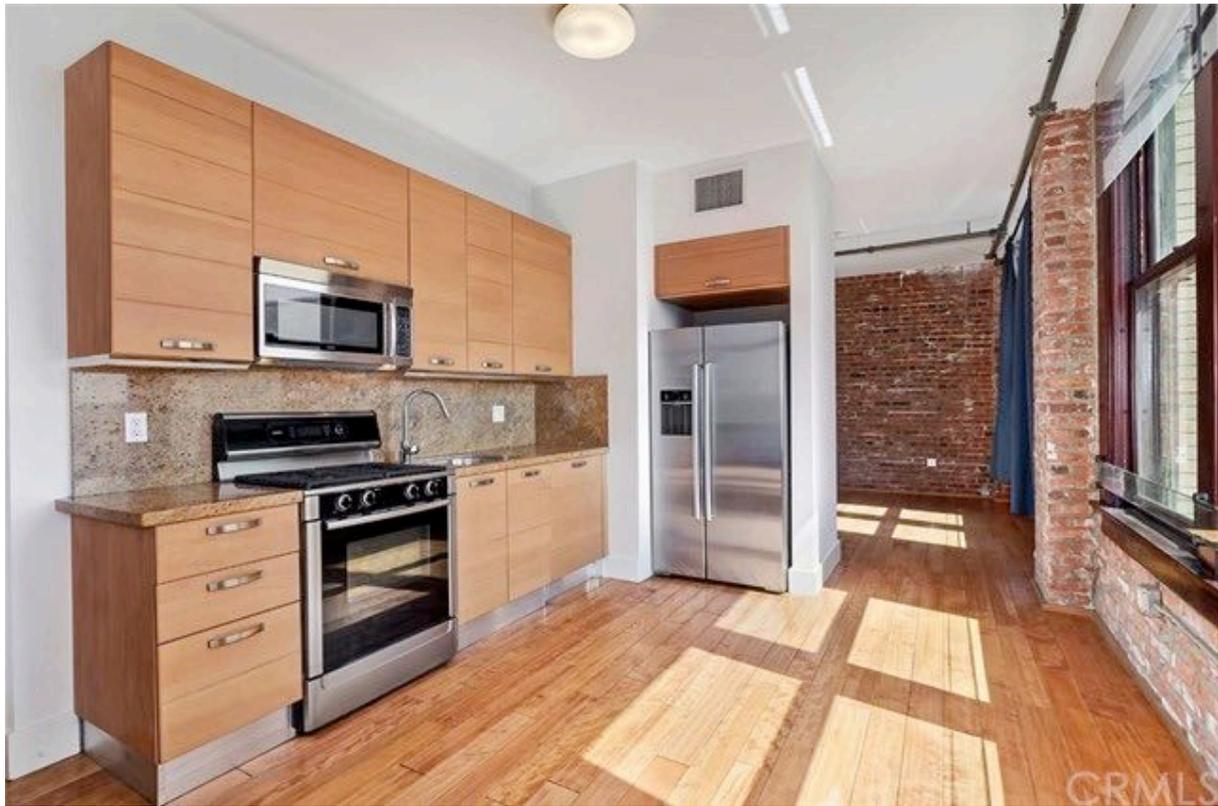
1
Beds

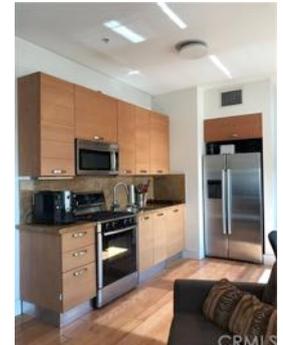
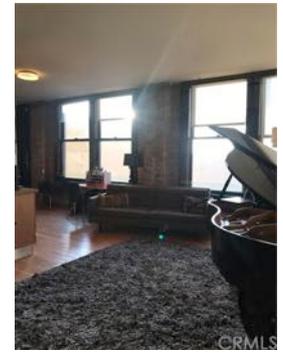
Baths 1.00
(1F 0T 0H 0Q)

845/BL
Sqft

Condo/Co-op
LP \$649,900

Active







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1-888-381-5588 - corey@coreychambers.com

460 S Spring ST #310
LOS ANGELES, CA 90013

1 Beds	Baths 1.00 (1F 0T 0H 0Q)	800 Sqft
------------------	------------------------------------	--------------------

Condo/Co-op
LP \$569,000 Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$711.25
Lot Size	30,787
HOA Fee 1 & 2	\$585.00(Monthly)
MLS#	PF19192111MR
APN	5149-023-053

Directions: Rowan Lofts - 5th and Spring

Remarks: HERE IS YOUR OPPORTUNITY TO LIVE & WORK IN DTLA! The Rowan Building was built in 1912 and is situated in the historic core for DTLA and is part of the Mills Act Historic Preservation that reduces your annual property tax. This unit is on the 3rd floor and looks into the atrium area with 6 large mahogany windows that allow natural sunlight to enter the unit. The kitchen has upgraded marble counters with Bosch stove, microwave and dishwasher for all your cooking needs. The open floor plan has 10 foot ceilings, exposed brick walls, hardwood flooring throughout, in-unit laundry area, tiled bathroom and marble sink. The amenities include 24hr security at the front of the building, spa/pool area, BBQ area, a private lounge with TV and kitchen and a dog park right next door. This building is short distance to Grand Central Market, Little Tokyo, Pershing Square, Broad Museum, Walt Disney Concert Hall and Grand Park. There is a farmers market every Sunday on 5th and Spring Street. HOA includes gas/water/trash. Parking spaces area available for rent in adjacent building.

Inclusions: Washer/Dryer, Samsung Refrigerator, Bosch Microwave, Dishwasher and Stove

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Prime Association Services
Pets Allowed/Rules	Call/Assoc Pet Rules, Call for Rules, PetsPermitted
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Meeting Room, Outdoor Cooking Area, pool, Security, Spa
Assoc Fees Include	
Community Features	Biking, Curbs, Sidewalks, Street Lights
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1912/Assessor
Stories	
Building Type	Detached
Prop Subtype	Loft
Units in Complex	
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	24 Hour, Fire Sprinklers
View	No
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	In Street Paid
Water Type	

Contract Info		DOM 70
List Date	08-09-2019	
List Price	\$569,000	
Orig List Price	\$569,000	
Status Date	08-09-2019	
Change Date/Type	08-22-2019/Active	
Sale Type	Standard	
Avail for Lease	No	

Land/Lot Info	
Zoning	LAC4
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	0.700
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Garage, Public
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	0
Carpport Spaces	0
Remote Controls	0

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Appl	
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Detached/No Common Walls
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No/Community/
Spa	Community
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	Brick, Concrete
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Inside, Laundry Closet Stacked, Stackable W/D Hookup, Washer

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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416 S Spring ST #610
LOS ANGELES, CA 90013

1 Beds **Baths 1.00 (1F 0T 0H 0Q)** **780 Sqft**

Condo/Co-op **LP \$499,000** ↓ **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$639.74
Lot Size	10,334
HOA Fee 1 & 2	\$662.00(Monthly)
MLS#	PF19180703MR
APN	5149-038-031

Directions: Near corner of Spring St. and W. 4th St. in Los Angeles

Remarks: Located in the stylish EL DORADO BUILDING, this Loft Style layout is surrounded by the exciting dining & entertainment scene of DTLA. The EL DORADO BUILDING IS designated A HISTORIC LANDMARK and falls under THE MILLS ACT! THE MILLS ACT applies to THOUSANDS OF DOLLARS IN SAVINGS TOWARDS PROPERTY TAXES EVERY YEAR, which can help offset the HOA fee. This amazing loft is conveniently located blocks from GRAND CENTRAL MARKET, WHOLE FOODS, ART GALLERIES & the PERSHING SQUARE TRAIN STATION. THIS LOCATION IS SECOND TO NONE, offering tranquility in city with the PET FRIENDLY SPRING STREET CITY PARK right next door. If that wasn't enough, the El Dorado Lofts sits above the 5 * Le Petit Paris Gourmet Restaurant, as well as the El Dorado lounge in the basement. Again, Designated a Historic Landmark, the EL DORADO HAS THE MILLS ACT STATUS, providing you with TREMENDOUS REAL ESTATE PROPERTY TAX SAVINGS!! Enjoy on site security & two reserved parking spots (additional cost) This is the perfect place to live out your Downtown dreams!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Prime Association Services
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Controlled Access, Security
Assoc Fees Include	
Community Features	Curbs, Sidewalks
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1914
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	65
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	Card/Code Access, Guarded
View	Peek-A-Boo
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 79
List Date	07-31-2019	
List Price	\$499,000	
Orig List Price	\$525,000	
Status Date	07-31-2019	
Change Date/Type	09-10-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	

Land/Lot Info	
Zoning	LAC4
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	0.230
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	0
Carport Spaces	0
Remote Controls	0

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Apppl	Gas Or Electric Dryer Hookup, Ice Maker, Microwave
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Microwave, Oven-Gas, Range
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

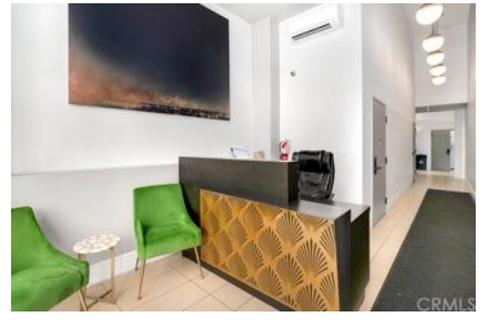
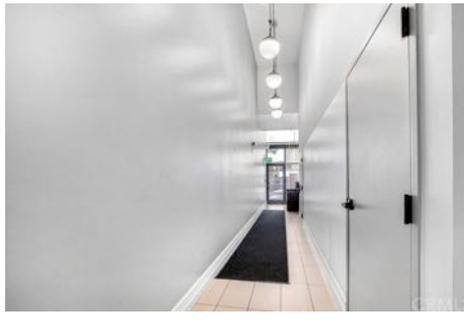
🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Gas Or Electric Dryer Hookup

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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746 S LOS ANGELES ST #903
LOS ANGELES, CA 90014

1 Beds
Baths 1.00
(1F 0T 0H 0Q)
770/AS Sqft

Condo/Co-op
LP \$499,000 ↓
Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	Cornell at Santee Village
List Price Per Sqft	\$648.05
Lot Size	38,308/AS
HOA Fee 1 & 2	\$602.00(Monthly)
MLS#	19-511042
APN	5145-029-079

Directions: Fashion District, between 7th and 8th Streets

Remarks: This unit has it all !! Located in the Cornell Building which is part of Santee Village, this bright unit offers views, Mills Act for huge property taxes savings PLUS parking in the building. Step inside and you'll notice the walls of historic windows with City and Hillside views. The unit also features concrete floors and tall exposed ceilings. The cooks kitchen is perfect for entertaining with it's large granite counter tops and stainless steel appliances which overlook the wide open living space. Built out closet in the bedroom area plus a large bathroom with an extra deep bathtub. Laundry also in the unit plus central air conditioning and heat. The complex offers roof top lounge areas with amazing downtown views, roof top pool and hot tub areas, basketball court, putting green, fitness center, a market and restaurants.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Santee Village
Pets Allowed/Rules	Yes/Assoc Pet Rules
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Basketball Court, Controlled Access, Elevator, Exercise Room, Fitness Center, Gated Parking, Pool, Security, Spa, Sun Deck
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1922
Stories	0
Building Type	Condominium
Prop Subtype	
Units in Complex	95
Unit Floor #	9
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Guarded
View	City, Hills
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 32
List Date	09-16-2019	
List Price	\$499,000	
Orig List Price	\$525,000	
Status Date	09-16-2019	
Change Date/Type	10-07-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAM2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Community Garage, Door Opener, Gated Underground
Total Spaces	
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carpport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Cement, Tile
Rooms	Breakfast Bar, Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	Community
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

📍 Location	
Cross Streets	
Alt St. Name	DTLA Fashion District
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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746 S LOS ANGELES ST #903
LOS ANGELES, CA 90014

1
Beds

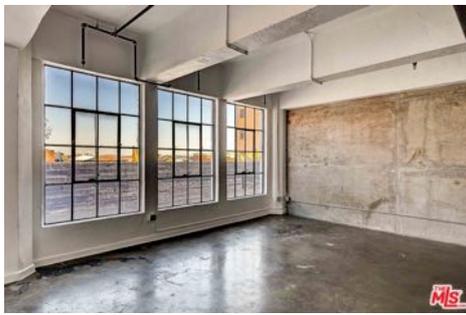
Baths 1.00
(1F 0T 0H 0Q)

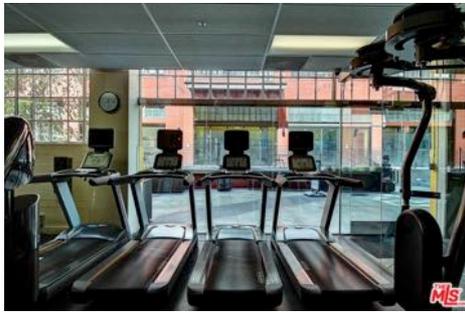
770/AS
Sqft

Condo/Co-op
LP \$499,000↓

Active







MLS

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416 S SPRING ST #907
LOS ANGELES, CA 90013

1 Beds
Baths 1.00
(1F 0T 0H 0Q)
740/VN Sqft

Condo/Co-op
LP \$559,000 ↓ **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$755.41
Lot Size	10,334/VN
HOA Fee 1 & 2	\$655.39(Monthly)
MLS#	19-477628
APN	5149-038-046

Directions: Spring Street between 4th and 5th Streets in Downtown Los Angeles.

Remarks: Chic loft located in the center of Downtown LA's historic core. Originally built in 1913 as a hotel, The El Dorado Lofts is located in the Old Bank District, walking distance to dozens of great bars, Grand Central Market, Whole Foods, art galleries, Pershing Square Metro Station, shops, parks, and everything else Downtown has to offer. Situated on the 9th floor, this condo boasts an open & airy design with a loft-style bedroom configuration (with ample space to section off the bedroom area), exposed concrete beams, wood flooring, in-unit washer & dryer, updated kitchen with stainless steel appliances & modern cabinets, & a fantastic balcony perched over Spring Street Park (with a pet friendly dog run) providing premium south-facing cityscape views at treetop level, offering a tranquil space to relax in the heart of the city. On-site security & concierge desk. The El Dorado has Mills Act status providing you with tremendous real estate tax savings!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	El Dorado On Spring
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Pet Rules, Concierge, Controlled Access, Elevator
Assoc Fees Include	Building and Grounds, Concierge, Insurance Paid, On Site Security
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1914
Stories	0
Building Type	Condominium, High Rise
Prop Subtype	
Units in Complex	65
Unit Floor #	9
Unit Location	
PUD	No
Balcony	
Security	Carbon Monoxide Detector(s), Community, Smoke Detector
View	City, City Lights, Panoramic
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 127
List Date	06-13-2019	
List Price	\$559,000	
Orig List Price	\$599,000	
Status Date	06-13-2019	
Change Date/Type	09-05-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC4
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Offsite
Total Spaces	
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central, Forced Air
Equip/Apppl	Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Wood
Rooms	Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	Balcony
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit, Laundry Closet Stacked

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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LOS ANGELES, CA 90013

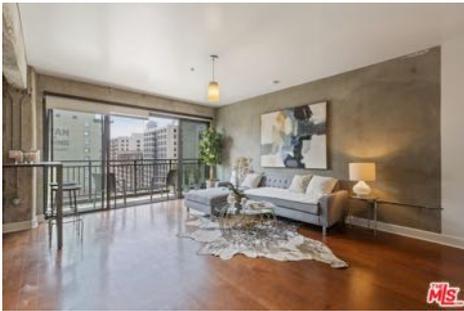
1
Beds

Baths 1.00
(1F 0T 0H 0Q)

740/VN
Sqft

Condo/Co-op
LP \$559,000↓

Active





416 S Spring St. #907
Los Angeles, CA 90013



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416 S SPRING ST #608
LOS ANGELES, CA 90013

1 Beds **Baths 1.00 (1F 0T 0H 0Q)** **730/VN Sqft**

Condo/Co-op
LP \$559,000 ↓ **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$765.75
Lot Size	10,334/VN
HOA Fee 1 & 2	\$655.39(Monthly)
MLS#	19-452284
APN	5149-038-029

Directions: on Spring & 4th

Remarks: Boutique in size and grand in style, El Dorado Lofts artfully blend architectural details like exposed concrete walls/beams and original interior doors w/ modern amenities like remodeled kitchen w/ black granite counters, stainless steel appliances, Euro cabinets and a spacious bath w/ deep-soaking tub. Unit 608 is a south facing urban oasis w/ abundant natural light from sliding glass doors and forever views of Spring St. historic buildings and park below from your private balcony. El Dorado is located in DTLA's Old Bank District, a vibrant neighborhood of restaurants, theaters, art galleries and shops. Homeowners save an estimated 65-86% in property taxes through the Mills Act.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	El Dorado on Spring
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access, Elevator, Hot Water
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	No
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1914
Stories	12
Building Type	Condominium
Prop Subtype	
Units in Complex	65
Unit Floor #	6
Unit Location	
PUD	No
Balcony	
Security	Carbon Monoxide Detector(s), Card/Code Access, Fire and Smoke Detection System, Fire Sprinklers, Gated, Smoke Detector
View	City
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 197
List Date	04-04-2019	
List Price	\$559,000	
Orig List Price	\$610,000	
Status Date	04-04-2019	
Change Date/Type	10-03-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC4
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Community Garage, Controlled Entrance, Covered Parking
Total Spaces	
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Intercom, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Tile, Wood
Rooms	Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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416 S SPRING ST #608
LOS ANGELES, CA 90013

1
Beds

Baths 1.00
(1F 0T 0H 0Q)

730/VN
Sqft

Condo/Co-op
LP \$559,000↓

Active





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108 W 2nd #610
 LOS ANGELES, CA 90012

1 Beds	Baths 1.00 (0F 1T 0H 0Q)	730 Sqft
------------------	------------------------------------	--------------------

Condo/Co-op
LP \$438,000 Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$600.00
Lot Size	19,153
HOA Fee 1 & 2	\$506.00(Monthly)
MLS#	AR19197665MR
APN	5149-006-086

Directions: cross street Main, across from LAPD

Remarks: Very quiet interior unit, no street noise. Unit is in the coveted Higgins Building. Authentic loft with floor plan and cool architectural details. Unit features high ceilings, granite countertops, and 8 enormous windows. Top of building, in community area, has amazing views of the Disney Concert Hall and Downtown LA! Enjoy VIP access and discounts at the Edison (which is housed in the basement) and great food from Badmaash and other restaurants located on the street level. Building is across from the best dog park (unofficial) in Downtown! Building amenities include front desk attendants and rooftop deck with breathtaking skyline views. Perfect Historic Core/Civic Center location, near Little Tokyo. Within close proximity to Metro, restaurants, bars, and other points of interest. Must see in person to truly appreciate the view and space. Deemed "historic" under the Mills Act designation, homeowners reap the benefit of significant property tax savings of approximately 60%-70%!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Higgilns Loft Homeowner's Association
Pets Allowed/Rules	Call/Assoc Pet Rules, PetsPermitted
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Controlled Access
Assoc Fees Include	
Community Features	Sidewalks, Street Lights, Urban
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1910
Stories	10
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	142
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	
View	City Lights
Style	Mid-Century
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 60
List Date	08-19-2019	
List Price	\$438,000	
Orig List Price	\$438,000	
Status Date	08-19-2019	
Change Date/Type	08-30-2019/Active	
Sale Type	Standard	
Avail for Lease	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	0.430
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	None
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	0
Carport Spaces	0
Remote Controls	0

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	
Equip/Appl	
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	None
Eating Areas	Dining Area
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No
Spa	None
Tennis/Courts	
Patio	
Roofing	
Fence	None
Sprinklers	
Entry Location	
Exterior Constr	Concrete
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Community

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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108 W 2nd #610
LOS ANGELES, CA 90012

1
Beds

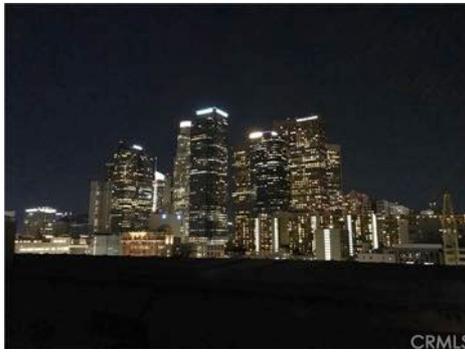
Baths 1.00
(0F 1T 0H 0Q)

730
Sqft

Condo/Co-op
LP \$438,000

Active





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460 S SPRING ST #403
LOS ANGELES, CA 90013

1 Beds **Baths 1.00 (1F 0T 0H 0Q)** **710/AS Sqft**

Condo/Co-op
LP \$599,500 **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$844.37
Lot Size	30,787/VN
HOA Fee 1 & 2	\$556.09(Monthly)
MLS#	19-517070
APN	5149-023-064
OPEN HOUSE 10/20/2019 (2:00PM-5:00PM)	

Directions: Downtown at 5th and Spring Street in the heart of the Historic Core District

Remarks: Stunning one bedroom loft style apartment in the extraordinary Rowan building located in the historic core of downtown Los Angeles. Built in 1912 and extensively renovated in 2008, the Rowan has retained the Beaux Arts architectural features and earned Mills Act status, allowing an automatic savings on property taxes of up to 70%. The interior features dark hardwood flooring, exposed brick walls, Scavolini kitchen cabinetry, central air and heat, washer/dryer, designer stainless steel appliances and magnificent oversized mahogany framed windows that showcase awesome west facing views of the Los Angeles city skyline and a park below. 24 Hour front desk concierge/security, second floor lounge and outdoor barbecue/picnic area with hot and cold plunge pools are among the amenities included. If you love the energy of a city and the convenience of being close to everything, then 403 in the Rowan is for you.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	The Rowan
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Clubhouse, Concierge, Elevator, Extra Storage, Outdoor Cooking Area, Spa, Other
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1912
Stories	0
Building Type	Condominium, Loft
Prop Subtype	
Units in Complex	206
Unit Floor #	4
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Guarded
View	City, City Lights, Green Belt, Panoramic
Style	Other
Entry Floor #	
Exposure	West
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 15
List Date	10-03-2019	
List Price	\$599,500	
Orig List Price	\$599,500	
Status Date	10-03-2019	
Change Date/Type	10-11-2019/Active	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC4
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Other
Addl Parcel	No
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Public
Total Spaces	
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carpport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Range/Oven, Refrigerator, Washer
Flooring	Tile, Wood
Rooms	Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Closet, Laundry Closet Stacked

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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460 S SPRING ST #403
LOS ANGELES, CA 90013

1
Beds

Baths 1.00
(1F 0T 0H 0Q)

710/AS
Sqft

Condo/Co-op
LP \$599,500

Active





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215 W 7TH ST #509
LOS ANGELES, CA 90014

0 Beds **Baths 1.00 (1F 0T 0H 0Q)** **464/VN Sqft**

Condo/Co-op
LP \$355,000 ↓ **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$765.09
Lot Size	15,922/VN
HOA Fee 1 & 2	\$493.00(Monthly)
MLS#	19-512108
APN	5144-026-056

Directions: 7th St between Broadway and Spring Streets, North side.

Remarks: Perfect FHA opportunity under the revised rules! Ideal investor or first-time buyer purchase with many benefits: Mills Act historic property, which affords you a significant property tax discount, located in the heart of the Downtown LA Historic Core very close to the vibrant urban center of the City. This property includes full kitchen appliances to include a dishwasher and microwave, a stacked washer/dryer in the bathroom, large original windows, high ceilings, air conditioning/heating, and a built-in closet. For investors, expect monthly rental income of \$1900/Month. For first-time buyers, at this price your mortgage will be less than renting. Building amenities include a roof top sun deck and a concierge staff in the lobby 24/7.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Bartlett Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Concierge, Sun Deck
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	Yes
Short Term Rentals	Yes
Short Term Rental Duration	Monthly
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1911
Stories	14
Building Type	Condominium
Prop Subtype	
Units in Complex	140
Unit Floor #	5
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Card/Code Access, Fire and Smoke Detection System, Fire Sprinklers, Smoke Detector
View	Courtyard
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 31
List Date	09-17-2019	
List Price	\$355,000	
Orig List Price	\$364,995	
Status Date	09-17-2019	
Change Date/Type	10-07-2019/Price Change	
Sale Type	Standard	
Avail for Lease	Yes	
Lease Option	No	

Land/Lot Info	
Zoning	LAC5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Other
Total Spaces	
Covered Spaces	0
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning
Heating	Electric
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Cement
Rooms	Studio
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	634/F5
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2019 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449

215 W 7TH ST #509
LOS ANGELES, CA 90014

0
Beds

Baths 1.00
(1F 0T 0H 0Q)

464/VN
Sqft

Condo/Co-op
LP \$355,000

Active





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Your Home Sold GUARANTEED or I'll Buy It*

Corey Chambers, Realtor® - CoreyChambers.com
1-888-381-5588 - corey@coreychambers.com

460 S SPRING ST #204
LOS ANGELES, CA 90013

0 Beds
Baths 1.00
(1F 0T 0H 0Q)
460/AS Sqft

Condo/Co-op
LP \$389,000 **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$845.65
Lot Size	30,787/AS
HOA Fee 1 & 2	\$504.00(Monthly)
MLS#	19-519714
APN	5149-023-029
OPEN HOUSE	10/20/2019 (2:00PM-5:00PM)

Directions:

 Use google maps

Remarks: Studio loft in one of Downtown LA's most desirable, luxurious historic Beaux-Arts buildings in the Historic Bank District, adjacent to the pet friendly Spring Street Park! The Rowan was originally built in 1912 and was remodeled into residential condos in 2008. The building qualifies for the Mills Act, which offers significant property tax savings. The unit features high ceilings, exposed brick walls, large mahogany windows, hardwood floors, modern kitchen with Bosch stainless steel appliances, and large bathroom with in unit washer and dryer. The HOA amenities include 24 hour security/doorman, lounge with kitchenette and big screen television, barbecue area, hot and cold plunge pools, dog run. Parking is available for rent (\$175/month for one space unreserved, \$225/month for one space reserved, \$325/month for two spaces tandem reserved).

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Rowan Property Owners Association
Pets Allowed/Rules	Yes
Highrise Amenities	24-Hour Closed Circuit Building, Club Room, Controlled Access, Dog Run, Door Person, Entrance Lobby, Lounge, Passenger Elevator, Reception Desk, Valet Parking
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access, Elevator, Picnic Area, Pool, Rec Multipurpose Rm, Security, Spa
Assoc Fees Include	Building and Grounds, Insurance Paid, Maintenance Paid, On Site Security, Trash Paid, Water and Sewer Paid
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1912
Stories	12
Building Type	Condominium, Loft
Prop Subtype	
Units in Complex	206
Unit Floor #	2
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Card/Code Access, Guarded
View	No
Style	High or Mid-Rise Condo
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 7
List Date	10-11-2019	
List Price	\$389,000	
Orig List Price	\$389,000	
Status Date	10-11-2019	
Change Date/Type	10-11-2019/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC4
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Other
Total Spaces	
Covered Spaces	0
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Tile, Wood
Rooms	Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No
Spa	Association Spa
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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Beds

Baths 1.00
(1F 0T 0H 0Q)

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