

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

812 S SPRING ST #6 LOS ANGELES, CA 90014	1 Beds	Baths 1.00 (1F 0T 0H 0Q)	1,789/BL Sqft	LP	Condo/Co-op \$1,295,000 Active
	ath st	han ?	s //	Expected on Market	
	the //	S.		Area	42 Downtown L.A.
No. No.	SA		SI SI	Subdivision	
		1 Marin		List Price Per Sqft	\$723.87
	1 7	N IS		Lot Size	2,064/VN
		DOWNT	OWN	HOA Fee 1 & 2	\$875.00(Monthly)
	1.1.1.1.	Ser Contraction	.02	MLS#	19-518524
NAME -		© 2019 Microso	A Company	APN	5144-016-074
HE.	52		© 2019 HERE	OPEN HOUSE 10/24/20	19 (6:00PM-8:30PM)

#### Directions: Spring St. south of 8th St.

Lot Dimen/Source Lot Descr. Lot Location

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.

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🚰 Community/Develop	ment	🗞 Structure Info		< Contract Info	DO	M 7
Tax Mello Roos		Year Built/Source	1914	List Date	10-02-2019	
Complex/Assoc Name	Tomahawk Building	Stories	8	List Price	\$1,295,000	
Pets Allowed/Rules	Yes	Building Type	Condominium	Orig List Price	\$1,295,000	
Highrise Amenities		Prop Subtype		Status Date	10-02-2019	
Assoc Amenities	Controlled Access,	Units in Complex	8	Change Date/Type	10-11-2019/New Lis	sting
	Elevator, Extra Storage	Unit Floor #	6	Sale Type	Standard	
Assoc Fees Include		Unit Location		Avail for Lease	No	
Community Features		PUD	No	Lease Option	No	
Pending HO Asmt		Balcony				
Rental Restrictions		Security	Carbon Monoxide			
Short Term Rentals		_	Detector(s), Card/Code Access, Fire and Smoke			
Short Term Rental Duration			Detection System, Smoke Detector			
Builders Tract Code		View	City			
Builders Model Code		Style	Other	-		
Builders Model Name		Entry Floor #				
Builders Name		Exposure				
Earthquake Ins.		Direction Faces				
		Maid's	No			
		Prop Condition				
		Sewer				
		Water Type				
🕸 Land/Lot Info		🛱 Parking Details		Sale/Sold Info		
Zoning	LAC2	Parking Type	None	Contract Date		
Land Type		Total Spaces		Sold Date		
Land Lease Purchase		Covered Spaces	0	Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage		Garage Spaces		Sale Terms		
Special Zone	None	Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				

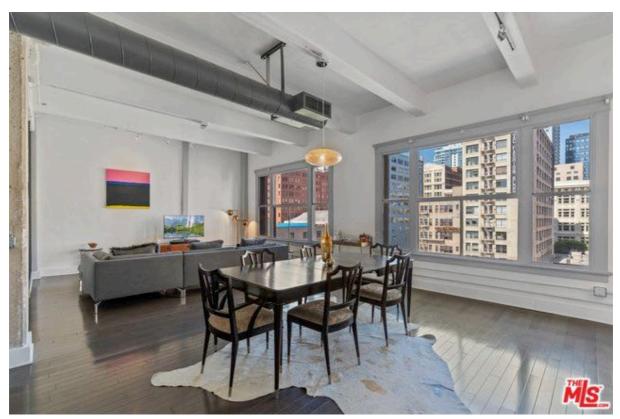
Interior Features		Interior Features	
# Fireplaces/Details	None	Pool	No
Furnished	Unfurnished	Spa	
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Dishwasher, Dryer, Elevator, Garbage	Roofing	
	Disposal, Hood Fan, Range/Oven, Refrigerator, Washer	Fence	
Flooring	Hardwood	Sprinklers	
Rooms	Breakfast Bar, Dining Area, Entry, Walk-	Entry Location	
	In Closet	Exterior Constr	
Levels		Foundation	
nterior Features		Other Struc Feat	
Kitchen Features		Other Structures	
Bathroom Features		RV Access Dimen	
Bedroom Features		Windows	
Common Walls	Attached	Water Heater Feat	
Cooking Appliances		Laundry	In Unit
Disability Access			
Eating Areas			
220-Volt Location			
TV Services			
🞜 Green		Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body			
		County	Los Angeles
Green HTA Index			Los Angeles
		County	Los Angeles
Green Walk Score		County Country	Los Angeles
Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient		County Country Map	Los Angeles
Green Walk Score Green Year Certified Green Energy Efficient		County Country Map School District	Los Angeles
Green Walk Score Green Year Certified Green Energy Efficient Green Energy Generation		County Country Map School District Elementary	Los Angeles
Green Walk Score Green Year Certified		County Country Map School District Elementary Junior HS	Los Angeles
Green Walk Score Green Year Certified Green Energy Efficient Green Energy Generation Green Indoor Air Quality		County Country Map School District Elementary Junior HS Senior HS	Los Angeles

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

1.00 1,789/BL H 0Q) Sqft Condo/Co-op LP \$1,295,000

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Active





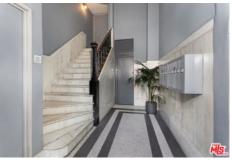
















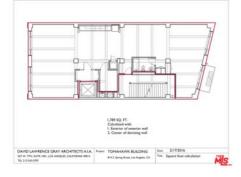


































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849 S BROADWAY #1011 LOS ANGELES, CA 90014	2 Beds	Baths 2.00 (2F 0T 0H 0Q)	1,770/VN Sqft	LP	Condo/Co-op
	SW	the h	th St /	Expected on Market	
	94h	11	We have	Area	42 Downtown L.A.
	0	0	1000	Subdivision	
			Min	List Price Per Sqft	\$722.60
X X II.	4		SM	Lot Size	22,842/VN
	2	DO	WNTOWN	HOA Fee 1 & 2	\$1047.00(Monthly)
	S	1 NOA		MLS#	19-516796
The second second	3	© 2019 Micros	A Commission	APN	5144-017-162
Ms		A REAL PROPERTY OF A REAL PROPER	© 2019 HERE	OPEN HOUSE 10/20/20	19 (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		🗞 Structure Info		< Contract Info	DOM 15
Tax Mello Roos		Year Built/Source	1930	List Date	10-03-2019
Complex/Assoc Name	Eastern Columbia Lofts	Stories	0	List Price	\$1,279,000
Pets Allowed/Rules	Yes/PetsPermitted	Building Type	Condominium, High Rise,	Orig List Price	\$1,279,000
Highrise Amenities			Loft	Status Date	10-03-2019
	Controlled Access, Entrance Lobby.	Prop Subtype		Change Date/Type	10-11-2019/Active
	Reception Desk, Rooftop	Units in Complex	147	Sale Type	Standard
Sky Deck, Rooftop Spa, Rooftop Swimming Pool		Unit Floor #	10	Probate Y/N	No
A A		Unit Location		Avail for Lease	No
Rules, Fitness Cer	Landscape, Assoc Pet	PUD	No	Lease Option	No
	Rules, Fitness Center,	Balcony	Yes	Possession	Close Of Escrow
Assoc Fees Include	Pool, Spa, Sun DeckGas, Trash Paid, Water	Security	24 Hour, Card/Code Access	103003501	
	and Sewer Paid	View	City, City Lights		
Community Features		Style	Art Deco		
Pending HO Asmt		Entry Floor #			
Rental Restrictions		Exposure			
Short Term Rentals		Direction Faces			
Short Term Rental Duration		Maid's	No	-	
Builders Tract Code		Prop Condition			
Builders Model Code		Sewer			
Builders Model Name		Water Type			
Builders Name					
Earthquake Ins.					

🕸 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 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		Interior Features	
# Fireplaces/Details	None	Pool	In Ground
Furnished	Unfurnished	Spa	
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Built-Ins, Dishwasher, Garbage Disposal,	Roofing	
	Gas Or Electric Dryer Hookup, Microwave, Range/Oven, Refrigerator,	Fence	
	Stackable W/D Hookup	Sprinklers	
Flooring	Cement	Entry Location	
Rooms	Loft	Exterior Constr	
_evels		Foundation	
nterior Features	Built-Ins	Other Struc Feat	Balcony
Kitchen Features		Other Structures	
Bathroom Features		RV Access Dimen	
Bedroom Features		Windows	
Common Walls	Attached	Water Heater Feat	
Cooking Appliances		Laundry	In Closet, In Unit
Disability Access		-	
Eating Areas		_	
220-Volt Location		-	
TV Services			
🞜 Green		Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	
Green Walk Score		Мар	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
		Senior HS	
Green Indoor Air Quality			
Green Indoor Air Quality Green Location		Waterfront	

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

2.00 1,770/VN H 0Q) Sqft Condo/Co-op LP \$1,279,000

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Active



























































































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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	LP	Condo/Co-op
	5W.	ath si wy	the /	Expected on Market	
	0 3	8	St.	Area Subdivision	42 Downtown L.A.
		9 Y /	2110	List Price Per Sqft	\$717.82
	- A		SM	Lot Size	22,842/VN
	2	DO	WNTOWN	HOA Fee 1 & 2	\$1047.00(Monthly)
	S	1 XOM		MLS#	19-517598
	2	© 2019 Microso	At Concention	APN	5144-017-114
Ms.			© 2019 HERE	OPEN HOUSE 10/20/20	19 (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/Develop	Community/Development			< Contract Info	< Contract Info		
Tax Mello Roos		Year Built/Source	1930	List Date	10-04-2019		
Complex/Assoc Name	Eastern Columbia Lofts	Stories	14	List Price	\$1,249,000		
Pets Allowed/Rules	Yes	Building Type	Loft	Orig List Price	\$1,249,000		
<b>Highrise Amenities</b>		Prop Subtype		Status Date	10-04-2019		
Assoc Amenities	Access, Elevator, Exercise Room, Fire Pit, Fitness Center, Gated Parking,	Units in Complex	147	Change Date/Type	10-12-2019	/Active	
		Unit Floor #	6	Sale Type	Standard		
		Unit Location		Avail for Lease	No		
	Hot Water, Onsite Property Management,	PUD	No	Lease Option	No		
	Pool, Sun Deck	Balcony					
Assoc Fees Include		Security	24 Hour, Fire Sprinklers				
Community Features		View	City, City Lights				
Pending HO Asmt		Style	Art Deco				
Rental Restrictions		Entry Floor #					
Short Term Rentals		Exposure					
Short Term Rental		Direction Faces					
Duration		Maid's	No				
Builders Tract Code		Prop Condition					
Builders Model Code		Sewer					
Builders Model Name		Water Type					
Builders Name							
Earthquake Ins.							
🚱 Land/Lot Info		🖨 Parking Details		Sale/Sold Info			

🛇 Land/Lot Info	ot Info 🛛 🗛 Parking Details		Sale/Sold Info		
Zoning	LAC5	Parking Type	Assigned, Controlled Contract Date		
Land Type			Entrance, Covered Parking, Door Opener, Garage Is Attached	Sold Date	
Land Lease Purchase				Sold Price	
Horse Property		Total Spaces		Sold Price/SqFt	
Lot Acreage		Covered Spaces	1	Sale Terms	
Special Zone	Other	Uncovered Spaces		SP/LP	
Addl Parcel		Garage Spaces			
Lot Dimen/Source		Carport Spaces			
Lot Descr.		Remote Controls			
Lot Location					

Interior Features		Exterior Features	
# Fireplaces/Details	Other	Pool	Association Pool
Furnished	Unfurnished	Spa	
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Ceiling Fan, Dishwasher, Electric Dryer	Roofing	
	Hookup, Freezer, Garbage Disposal, Microwave, Range/Oven, Refrigerator,	Fence	
	Other	Sprinklers	
Flooring	Cement	Entry Location	
Rooms	Other	Exterior Constr	
Levels		Foundation	
Interior Features		Other Struc Feat	
Kitchen Features		Other Structures	
Bathroom Features		RV Access Dimen	
Bedroom Features		Windows	
Common Walls	Attached	Water Heater Feat	
Cooking Appliances		Laundry	Community
Disability Access			
Eating Areas			
220-Volt Location			
		_	
TV Services		@ Location	
TV Services		Location     Cross Streets	
TV Services Green Green Building Certification		Cross Streets	
TV Services C Green Green Building Certification Green Certification Rating		Cross Streets Alt St. Name	Los Angeles
TV Services Creen Green Building Certification Green Certification Rating Green Certifying Body		Cross Streets Alt St. Name County	Los Angeles
TV Services		Cross Streets Alt St. Name County Country	Los Angeles
TV Services Green Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score		Cross Streets Alt St. Name County	Los Angeles
TV Services Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score Green Year Certified		Cross Streets Alt St. Name County Country Map School District	Los Angeles
TV Services Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient		Cross Streets Alt St. Name County Country Map	Los Angeles
TV Services Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient Green Energy Generation		Cross Streets Alt St. Name County Country Map School District Elementary	Los Angeles
TV Services Creen Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index		Cross Streets Alt St. Name County Country Map School District Elementary Junior HS	Los Angeles
TV Services 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		Cross Streets Alt St. Name County Country Map School District Elementary Junior HS Senior HS	Los Angeles

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

.00 1,740/VN 0Q) Sqft















































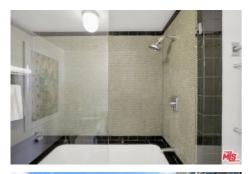










































Lot Location

## Your Home Sold GUARANTEED or I'll Buy It\*

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849 S BROADWAY #711 Los Angeles, CA 90014	2 Beds	Baths 2.00 (2F 0T 0H 0Q)	1,740 Sqft	LP	Condo/Co-op
	54	the w	the l	Expected on Market	
EASTERN	925	11	8/1 × 1/	Area	42 Downtown L.A.
	0		1 million	Subdivision	
			Min	List Price Per Sqft	\$689.66
	20		Star	Lot Size	22,844/PR
	1500	DO	WNTOWN	HOA Fee 1 & 2	\$1047.00(Monthly), \$0.00(Monthly)
	5	1		MLS#	SR19240803CN
The second second	Carl L		oft Corporation	APN	5144-017-126
CRISNET		5 20	© 2019 HERE	OPEN HOUSE 10/20/20	19 (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!

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ment	🖧 Structure Info		< Contract Info		DOM 8
	Year Built/Source	1930/Assessor	List Date	10-10-2019	
EASTERN COLUMBIA	Stories		List Price	\$1,200,000	
	Building Type	Condominium, Attached	Orig List Price	\$1,200,000	
	Prop Subtype	Condominium	Status Date	10-10-2019	
	Units in Complex	147	Change Date/Type	10-11-2019/	New Listing
	Unit Floor #		Sale Type	Standard	
Pit, Gym/Ex Room, Onsite	Unit Location		Avail for Lease	No	
	PUD		Financing	Cash, Cash	To New Loan
Concierge	Balcony	Yes	Possession	Close Of Esc	crow
	Security	Carbon Monoxide			
		Detector(s), Smoke			
	View		_		
	-	, ,			
	-	Contemporary			
	Exposure		_		
	Direction Faces				
	Maid's				
	Prop Condition	Updated/Remodeled			
	Sewer	Sewer			
	Water Type	Public, Water District			
	🖨 Parking Details		Sale/Sold Info		
LAC5	Parking Type	Controlled Entrance,	Contract Date		
LAC5		Covered Parking, Door	Contract Date Sold Date		
LAC5		Controlled Entrance, Covered Parking, Door Opener, Driveway Gate, Garage Is Attached			
LAC5		Covered Parking, Door Opener, Driveway Gate,	Sold Date		
LAC5	Parking Type	Covered Parking, Door Opener, Driveway Gate, Garage Is Attached	Sold Date Sold Price		
	Parking Type Total Spaces	Covered Parking, Door Opener, Driveway Gate, Garage Is Attached	Sold Date Sold Price Sold Price/SqFt		
	Parking Type Total Spaces Covered Spaces	Covered Parking, Door Opener, Driveway Gate, Garage Is Attached	Sold Date Sold Price Sold Price/SqFt Sale Terms		
	Parking Type Total Spaces Covered Spaces Uncovered Spaces	Covered Parking, Door Opener, Driveway Gate, Garage Is Attached 2	Sold Date Sold Price Sold Price/SqFt Sale Terms		
	ment	ment       Structure Info         EASTERN COLUMBIA LOFTS       Year Built/Source         Call/PetsPermitted, Assoc Pet Rules, Call for Rules       Building Type         Rooftop Swimming Pool       Ontrolled Access, Fire Pit, Gym/Ex Room, Onsite Property Management       Unit Floor #         Concierge       Balcony         Security       Style         Entry Floor #       Exposure         Direction Faces       Maid's         Prop Condition       Sewer         Water Type       Security	Image: Constraint of the system of the sy	ment       Image: Structure Info         EASTERN COLUMBIA LOFTS       Year Built/Source       1930/Assessor         Call/PetsPermitted, Assoc Pet Rules, Call for Rules       Building Type       Condominium, Attached         Call/PetsPermitted, Assoc Pet Rules, Call for Rules       Prop Subtype       Condominium       Uist Price         Rooftop Swimming Pool       Units in Complex       147       Change Date/Type         Controlled Access, Fire Prit, Gym/Ex Room, Onsite Property Management       Unit Location       Avail for Lease         Concierge       Balcony       Yes       Sale Type         Balcony       Yes       Security       Carbon Monoxide Detector(s), Smoke Detector       Possession         View       City Lights       Style       Contemporary       Possession         Entry Floor #       Direction Faces       Maid's       Prop Condition       Updated/Remodeled         Sewer       Sewer       Sewer       Sewer       Water Type       Public, Water District	Year Built/Source1930/AssessorList Date10-10-2019EASTERN COLUMBIA LOFTSStoriesCondominium, AttachedOrig List Price\$1,200,000Call/PetsPermitted, AssocProp SubtypeCondominium, AttachedOrig List Price\$1,200,000Rootop Swimming PoolUnits in Complex147Change Date/Type10-10-2019Controlled Access, Fire Property ManagementUnit LocationInit LocationAvail for LeaseNoPUDMit LocationPUDSale TypeStandardBalconyYesSecurityCarbon Monoxide DetectorPossessionClose Of EscViewCity LightsStyleContemporaryEntry Floor #ExposureInitection FacesInite'sDirection FacesInite'sInite'sInite'sMaid'sProp ConditionUpdated/RemodeledInite'sProp ConditionUpdated/RemodeledSewerInite's

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	NolAssociation Pool, Communityl
Furnished		Spa	
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Dishwasher, Freezer, Garbage Disposal, Microwave, Range/Oven, Recirculated	Roofing	
	Microwave, Range/Oven, Recirculated Exhaust Fan, Refrigerator	Fence	
Flooring	Cement	Sprinklers	
Rooms	Living	Entry Location	
Levels	One Level	Exterior Constr	
Interior Features	High Ceilings (9 Feet+), Open Floor	Foundation	
	Plan, Turnkey	Other Struc Feat	Balcony
Kitchen Features		Other Structures	
Bathroom Features		RV Access Dimen	
Bedroom Features		Windows	
Common Walls	Attached	Water Heater Feat	
Cooking Appliances	Microwave, Range	Laundry	In Closet
Disability Access			
Eating Areas	Family Kitchen		
220-Volt Location			
TV Services			
🞜 Green		Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	UNITED STATES OF AMERICA
Green Walk Score		Мар	
Green Year Certified		School District	Los Angeles Unified
Green Energy Efficient		Elementary	
		Junior HS	
Green Energy Generation			
		Senior HS	
Green Energy Generation Green Indoor Air Quality Green Location		Senior HS Waterfront	
Green Indoor Air Quality			

2 B<u>ed</u>s



Activ

Condo/Co-op

LP \$1,200,000





















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Condo/Co-op **1850 INDUSTRIAL ST #406** 1,147/VN Sqft Baths 1.00 1F 0T 0H 0Q 1 Beds LOS ANGELES, CA 90021 LP \$859,000 Active **Expected on Market** E 6th St Whit Area 42 Downtown L.A. Subdivision List Price Per Sqft \$748.91 Lot Size 31,720/VN E 7th HOA Fee 1 & 2 \$706.00(Monthly) MLS# 19-493170 APN 5164-021-065 © 2019 Microsoft Corporation © 2018 HERE

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 hardfloor 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/Develop	ment	💫 Structure Info		🔦 Contract Info	DOM 84
Tax Mello Roos		Year Built/Source	1925	List Date	07-26-2019
Complex/Assoc Name	The Biscuit Lofts	Stories	7	List Price	\$859,000
Pets Allowed/Rules	Yes	Building Type	Condominium	Orig List Price	\$869,000
<b>Highrise Amenities</b>		Prop Subtype		Status Date	07-26-2019
Assoc Amenities		Units in Complex	110	Change Date/Type	08-20-2019/Price Change
	Maintains Landscape, Assoc Pet Rules, Concierge, Controlled	Unit Floor #	4	Sale Type	Standard
		Unit Location		Avail for Lease	No
	Access, Elevator, Fire Pit, Fitness Center, Pool,	PUD	No	Lease Option	No
	Security, Sun Deck	Balcony			
Assoc Fees Include	Gas, Trash Paid, Water	Security	24 Hour		
Community Features	Paid	View	City, City Lights, Walk Street		
Pending HO Asmt		Style	Architectural		
<b>Rental Restrictions</b>		Entry Floor #			
Short Term Rentals		Exposure			
Short Term Rental		Direction Faces			
Duration		Maid's	No		
Builders Tract Code		Prop Condition			
Builders Model Code		Sewer			
Builders Model Name		Water Type			
Builders Name					
Earthquake Ins.					

🛇 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		Sale/Sold Info		
Parking Type	Garage - 1 Car	Contract Date		
Total Spaces	1	Sold Date		
Covered Spaces	1	Sold Price		
Uncovered Spaces		Sold Price/SqFt		
Garage Spaces		Sale Terms		
Carport Spaces		SP/LP		
Remote Controls				

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	Association Pool, Salt/Saline
Furnished	Unfurnished	Spa	
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Dishwasher, Dryer, Garbage Disposal,	Roofing	
	Hood Fan, Microwave, Range/Oven, Refrigerator, Washer	Fence	
Flooring	Hardwood	Sprinklers	
Rooms	Loft	Entry Location	
Levels		Exterior Constr	
Interior Features		Foundation	
Kitchen Features		Other Struc Feat	
Bathroom Features		Other Structures	
Bedroom Features		RV Access Dimen	
Common Walls	Attached	Windows	
Cooking Appliances		Water Heater Feat	
Disability Access		Laundry	In Unit
Disability Access Eating Areas		Laundry	In Unit
Eating Areas		Laundry	In Unit
Eating Areas 220-Volt Location		Laundry	In Unit
Eating Areas 220-Volt Location TV Services			In Unit
Eating Areas 220-Volt Location TV Services		@ Location	In Unit
Eating Areas 220-Volt Location TV Services Green Green Building Certification		② Location Cross Streets	In Unit
Eating Areas 220-Volt Location TV Services Green Green Building Certification Green Certification Rating		<ul> <li>Docation</li> <li>Cross Streets</li> <li>Alt St. Name</li> </ul>	
Eating Areas 220-Volt Location TV Services Green Green Building Certification Green Certification Rating Green Certifying Body		Docation Cross Streets Alt St. Name County	In Unit
Eating Areas 220-Volt Location TV Services Creen Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index		Location     Cross Streets     Alt St. Name     County     Country	
Eating Areas 220-Volt Location TV Services Creen Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score		Location     Cross Streets     Alt St. Name     County     Country     Map	
Eating Areas 220-Volt Location TV Services Creen Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score Green Year Certified		Location     Cross Streets     Alt St. Name     County     Country     Map     School District	
Eating Areas 220-Volt Location TV Services Creen Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient		<ul> <li>Location</li> <li>Cross Streets</li> <li>Alt St. Name</li> <li>County</li> <li>Country</li> <li>Map</li> <li>School District</li> <li>Elementary</li> </ul>	
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		<ul> <li>Location</li> <li>Cross Streets</li> <li>Alt St. Name</li> <li>County</li> <li>Country</li> <li>Map</li> <li>School District</li> <li>Elementary</li> <li>Junior HS</li> </ul>	
Eating Areas 220-Volt Location TV Services Creen Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient Green Energy Generation Green Indoor Air Quality		<ul> <li>O Location</li> <li>Cross Streets</li> <li>Alt St. Name</li> <li>County</li> <li>Country</li> <li>Map</li> <li>School District</li> <li>Elementary</li> <li>Junior HS</li> <li>Senior HS</li> </ul>	
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		<ul> <li>Location</li> <li>Cross Streets</li> <li>Alt St. Name</li> <li>County</li> <li>Country</li> <li>Map</li> <li>School District</li> <li>Elementary</li> <li>Junior HS</li> </ul>	

.00 1,147/VN 1 0Q) Sqft



































































































Lot Location

## Your Home Sold GUARANTEED or I'll Buy It\*

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<b>416 S SPRING ST #505</b> LOS ANGELES, CA 90013	1 Beds	Baths 2.00 (2F 0T 0H 0Q)	1,080/VN Sqft	LF	Condo/Co-op \$739,000↓ Active
	BUN	KER HILL		Expected on Market Area	42 Downtown L.A.
	D a	. n. e	Japan Villa	Subdivision List Price Per Sqft	\$684.26
	46,		E E Bru	Lot Size HOA Fee 1 & 2	10,334/VN \$720.81(Monthly)
	With	ි. © 2019 Microso	ath St	MLS# APN	19-507422 5149-038-020
EL DURAUN	1ªn		©12019 HERE	OPEN HOUSE 10/19/20	19 (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.

Sommunity/Development		🖧 Structure Info		< Contract Info	< Contract Info	
Tax Mello Roos		Year Built/Source	1914	List Date	09-05-2019	
Complex/Assoc Name	El Dorado Lofts	Stories	12	List Price	\$739,000	
Pets Allowed/Rules	Call	Building Type	Condominium	Orig List Price	\$789,000	
Highrise Amenities		Prop Subtype		Status Date	09-05-2019	
Assoc Amenities	Controlled Access,	Units in Complex	65	Change Date/Type	10-16-2019	/Price Change
	Elevator, Security	Unit Floor #	5	Sale Type	Standard	
Assoc Fees Include		Unit Location		Avail for Lease	No	
Community Features		PUD	No	Lease Option	No	
Pending HO Asmt		Balcony				
Rental Restrictions		Security	24 Hour			
Short Term Rentals		View	City, City Lights			
Short Term Rental Duration		Style	Architectural			
Builders Tract Code		Entry Floor #				
Builders Model Code		Exposure				
Builders Model Name		Direction Faces				
Builders Name		Maid's	No			
Earthquake Ins.		Prop Condition				
•		Sewer				
		Water Type				
🕸 Land/Lot Info		🖨 Parking Details		Sale/Sold Info		
Zoning	LAC4	Parking Type	Assigned, Community	Contract Date		
Land Type			Garage, Controlled Entrance, Covered	Sold Date		
Land Lease Purchase			Parking	Sold Price		
Horse Property		Total Spaces		Sold Price/SqFt		
Lot Acreage		Covered Spaces	2	Sale Terms		
Special Zone	None	Uncovered Spaces		SP/LP		
Addl Parcel		Garage Spaces				
Lot Dimen/Source		Carport Spaces				
Lot Descr.		Remote Controls				

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished	Unfurnished	Spa	
AC/Cooling	Central	Tennis/Courts	
Heating	Central, Forced Air	Patio	
Equip/Appl	Dishwasher, Dryer, Garbage Disposal,	Roofing	
	Intercom, Microwave, Range/Oven, Refrigerator	Fence	
Flooring	Wood	Sprinklers	
Rooms	Other	Entry Location	
Levels		Exterior Constr	
nterior Features		Foundation	
Kitchen Features		Other Struc Feat	
Bathroom Features		Other Structures	
Bedroom Features		RV Access Dimen	
Common Walls	Attached	Windows	
Cooking Appliances		Water Heater Feat	
Disability Access		Laundry	In Unit
Eating Areas			
220-Volt Location			
TV Services			
🞜 Green		O Location	
Green Building Certification			
		Cross Streets	
		Alt St. Name	
Green Certification Rating Green Certifying Body Green HTA Index		Alt St. Name County	Los Angeles
Green Certifying Body Green HTA Index		Alt St. Name County Country	Los Angeles
Green Certifying Body Green HTA Index Green Walk Score		Alt St. Name County Country Map	Los Angeles
Green Certifying Body Green HTA Index Green Walk Score Green Year Certified		Alt St. Name County Country Map School District	Los Angeles
Green Certifying Body Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient		Alt St. Name County Country Map School District Elementary	Los Angeles
Green Certifying Body Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient Green Energy Generation		Alt St. Name County Country Map School District Elementary Junior HS	Los Angeles
Green Certifying Body Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient Green Energy Generation Green Indoor Air Quality		Alt St. Name County Country Map School District Elementary Junior HS Senior HS	Los Angeles
Green Certifying Body Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient Green Energy Generation		Alt St. Name County Country Map School District Elementary Junior HS	Los Angeles

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

0 1,080/VN )Q) Sqft











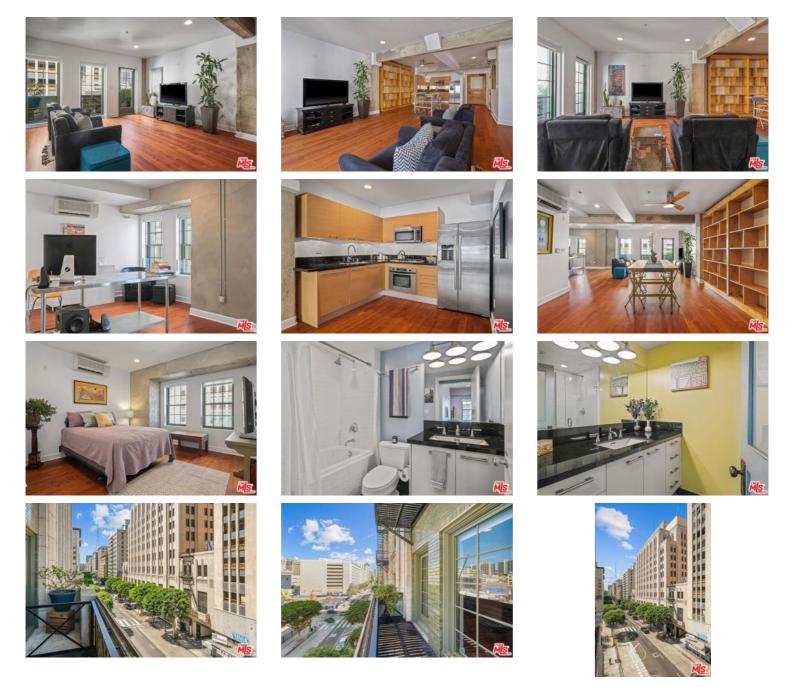














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<b>253 S BROADWAY #208</b> LOS ANGELES, CA 90012	1 Beds	Baths 1.00 (1F 0T 0H 0Q)	1,060/VN Sqft	LP	Condo/Co-op \$639,000↓ Active
1	3101 -		80 2	Expected on Market	
	1.775	L L		Area	42 Downtown L.A.
	10/28			Subdivision	
	BUN	KER HILL		List Price Per Sqft	\$602.83
	27		11051	Lot Size	13,323/VN
	n	4. 13td.	Japane	HOA Fee 1 & 2	\$620.00(Monthly)
	/ D	1916	Villag	MLS#	19-496528
		© 2019 Microso	Plazi	APN	5149-009-034
Mis.	hore		© 2019 HERE		

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		🖧 Structure Info	🗞 Structure Info		DOM 74
Tax Mello Roos		Year Built/Source	1897	List Date	08-05-2019
Complex/Assoc Name	Pan Am	Stories	5	List Price	\$639,000
Pets Allowed/Rules	Yes	Building Type	Condominium	Orig List Price	\$675,000
<b>Highrise Amenities</b>		Prop Subtype		Status Date	08-05-2019
Assoc Amenities	Elevator, Other	Units in Complex	40	Change Date/Type	10-14-2019/Price Chang
Assoc Fees Include		Unit Floor #	2	Sale Type	Standard
<b>Community Features</b>		Unit Location		Probate Y/N	No
Pending HO Asmt		PUD	No	Avail for Lease	No
<b>Rental Restrictions</b>		Balcony		Lease Option	No
Short Term Rentals		Security	Card/Code Access		
Short Term Rental		View	No		
Duration		Style	Art Deco		
Builders Tract Code		Entry Floor #			
Builders Model Code		Exposure			
Builders Model Name		Direction Faces			
Builders Name		Maid's	No		
Earthquake Ins.		Prop Condition			
		Sewer			
		Water Type			
🛇 Land/Lot Info		🖨 Parking Details		Sale/Sold Info	
Zoning	LAC2	Parking Type	Garage - 1 Car	Contract Date	
		<b>T</b> 1 1 0			

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

Water Type			
🖨 Parking Details		Sale/Sold Info	
Parking Type	Garage - 1 Car	Contract Date	
Total Spaces	1	Sold Date	
Covered Spaces	1	Sold Price	
Uncovered Spaces		Sold Price/SqFt	
Garage Spaces	1	Sale Terms	
Carport Spaces		SP/LP	
Remote Controls			

- Intenieu Fratemaa			
➡ Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished	Unfurnished	Spa	
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Dishwasher, Dryer, Refrigerator, Washer	Roofing	
Flooring	Hardwood, Tile	Fence	
Rooms	Breakfast Bar	Sprinklers	
Levels		Entry Location	
Interior Features		Exterior Constr	Concrete
Kitchen Features		Foundation	
Bathroom Features		Other Struc Feat	
Bedroom Features		Other Structures	
Common Walls	Attached	RV Access Dimen	
Cooking Appliances		Windows	
Disability Access		Water Heater Feat	
Eating Areas		Laundry	In Unit
220-Volt Location			
TV Services			
🞜 Green		@ Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	
Green Walk Score		Мар	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	
Green Sustainability		Water District	
Green Water Conservation			

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

1.00 1,060/VN H 0Q) Sqft Condo/Co-op LP \$639,000↓ Active

























































































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<sup>TM</sup> Copyright © 2019 by TheMLS<sup>TM</sup>. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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

1850 INDUSTRIAL ST #310 LOS ANGELES, CA 90021	0 Beds	Baths 1.00 (1F 0T 0H 0Q)	975/VN Sqft		Condo/Co-op
			W 40	Expected on Market	
		E 6th St	White	Area	42 Downtown L.A.
		•	THE REAL	Subdivision	
EPP DE COUL		<b>T</b>		List Price Per Sqft	\$897.44
		V	41.11	Lot Size	31,720/VN
SECTIFE INF I HARDING		Contraction of the local division of the loc	E 7th !	HOA Fee 1 & 2	\$629.00(Monthly)
				MLS#	19-508816
		0.0010 11:0000	0	APN	5164-021-054
	-	© 2019 Microsoft ©	2019 HERE		

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		🗞 Structure Info		< Contract Info	DOM 28
Tax Mello Roos		Year Built/Source	1925	List Date	09-20-2019
Complex/Assoc Name	Biscuit Company Lofts	Stories	0	List Price	\$875,000
Pets Allowed/Rules	Yes	Building Type	Condominium	Orig List Price	\$875,000
Highrise Amenities		Prop Subtype		Status Date	09-20-2019
Assoc Amenities	Assoc Barbecue, Assoc	Units in Complex	104	Change Date/Type	09-28-2019/Active
	Maintains Landscape, Assoc Pet Rules,	Unit Floor #	3	Sale Type	Standard
	Conference, Elevator,	Unit Location	South	Avail for Lease	No
	Exercise Room, Gated Parking, Pool, Security,	PUD	No	Lease Option	No
	Other	Balcony			
Assoc Fees Include		Security	24 Hour, Guarded		
Community Features		View	City Lights		
Pending HO Asmt		Style	Architectural		
Rental Restrictions		Entry Floor #			
Short Term Rentals		Exposure			
Short Term Rental		Direction Faces			
Duration		Maid's	No		
Builders Tract Code		Prop Condition			
Builders Model Code		Sewer			
Builders Model Name		Water Type			
Builders Name					
Earthquake Ins.					

🛇 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		Sale/Sold Info		
Parking Type Community Garage		Contract Date		
Total Spaces		Sold Date		
Covered Spaces	1	Sold Price		
Uncovered Spaces		Sold Price/SqFt		
Garage Spaces		Sale Terms		
Carport Spaces		SP/LP		
Remote Controls				

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	Above Ground, Association Pool,
Furnished	Unfurnished	-	Ground, Lap Pool, Salt/Saline
AC/Cooling	Central	Spa	
Heating	Central	Tennis/Courts	
Equip/Appl	Bar Ice Maker, Ceiling Fan, Dishwasher,	Patio	
	Dryer, Freezer, Garbage Disposal, Range/Oven, Refrigerator, Other	Roofing Fence	
Flooring	Hardwood	Sprinklers	
Rooms	Other	Entry Location	
Levels		Exterior Constr	
Interior Features		Foundation	
Kitchen Features		Other Struc Feat	
Bathroom Features		Other Structures	
Bedroom Features			
Common Walls	Attached	RV Access Dimen	
Cooking Appliances		Windows Water Heater Feat	
Disability Access			In Closet
Eating Areas		Laundry	In Closet
220-Volt Location			
TV Services			
💋 Green		Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	
Green Walk Score		Мар	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	
Green Sustainability		Water District	
Green Water Conservation			



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

0 Beds





























































Lot Dimen/Source Lot Descr. Lot Location

### Your Home Sold GUARANTEED or I'll Buy It\*

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<b>253 S BROADWAY #201</b> LOS ANGELES, CA 90012	1 Beds	Baths 1.00 (1F 0T 0H 0Q)	970/VN Sqft		Condo/Co-op
	310 -	0 0 0	1 8° 7	Expected on Market	
	1775	u u	5700	Area	42 Downtown L.A.
		1 0 /		Subdivision	
	BUNH	CER HILL		List Price Per Sqft	\$644.33
	- 7.	N. N	11551	Lot Size	13,323/VN
		W. Tran	Japane	HOA Fee 1 & 2	\$636.00(Monthly)
	/ 0 0	1 1916 51	Villag	MLS#	19-521452
		© 2019 Micros	Plazi	APN	5149-009-027
	Work		© 2019 HERE	OPEN HOUSE 10/20/20	019 (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		🖧 Structure Info		Contract Info DOM 1		
Tax Mello Roos		Year Built/Source	1897	List Date	10-17-2019	
Complex/Assoc Name	Pan American Building	Stories	0	List Price	\$625,000	
	HOA	Building Type	Condominium	Orig List Price	\$625,000	
Pets Allowed/Rules	Yes	Prop Subtype		Status Date	10-17-2019	
Highrise Amenities		Units in Complex	40	Change Date/Type	10-17-2019/New Listing	
Assoc Amenities	Assoc Maintains	Unit Floor #	5	Sale Type	Standard	
	Landscape, Assoc Pet Rules, Controlled Access,	Unit Location		Avail for Lease	No	
	Elevator	PUD	Yes	Lease Option	No	
Assoc Fees Include		Balcony				
Community Features		Security	Carbon Monoxide			
Pending HO Asmt		-	Detector(s), Card/Code Access, Exterior Security			
Rental Restrictions			Lights, Fire and Smoke			
Short Term Rentals			Detection System, Fire			
Short Term Rental Duration		View	Sprinklers City, City Lights	_		
Builders Tract Code		Style	Art Deco			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.		Maid's	No			
		Prop Condition				
		Sewer				
		Water Type				
🕸 Land/Lot Info		🖨 Parking Details		Sale/Sold Info		
Zoning	LAC2	Parking Type	Door Opener, Gated	Contract Date		
Land Type		Total Spaces		Sold Date		
Land Lease Purchase		Covered Spaces	1	Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage		Garage Spaces		Sale Terms		
Special Zone	None	Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished	Unfurnished	Spa	
AC/Cooling	Air Conditioning	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Dishwasher, Garbage Disposal,	Roofing	
	Microwave, Recirculated Exhaust Fan, Stackable W/D Hookup, Water Line to	Fence	
	Refrigerator	Sprinklers	
Flooring	Brick	Entry Location	
Rooms	Breakfast Area, Entry, Loft	Exterior Constr	
Levels		Foundation	
Interior Features		Other Struc Feat	
Kitchen Features		Other Structures	
Bathroom Features		RV Access Dimen	
Bedroom Features		Windows	
Common Walls	Attached	Water Heater Feat	
Cooking Appliances		Laundry	In Closet
Disability Access			
Eating Areas			
220-Volt Location			
TV Services			
💋 Green		Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	
Green Walk Score		Мар	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
		Elementary Junior HS	
Green Energy Generation		-	
Green Energy Generation Green Indoor Air Quality		Junior HS	
Green Energy Efficient Green Energy Generation Green Indoor Air Quality Green Location Green Sustainability		Junior HS Senior HS	

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

1 Beds

970/VN Sqft

LP \$625,000













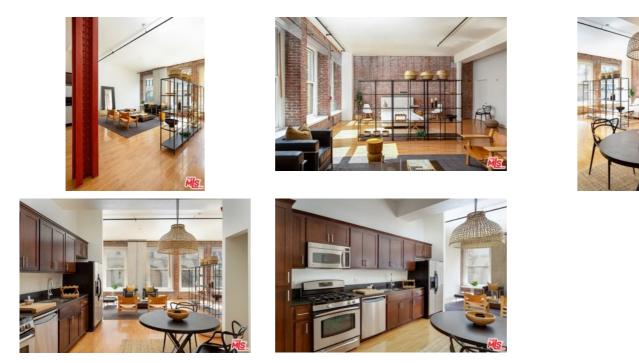












Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through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



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<b>460 S SPRING ST #507</b> LOS ANGELES, CA 90013	1 Beds	Baths 1.00 (1F 0T 0H 0Q)	890/DV Sqft		Condo/Co-op
		W.,	Japa	Expected on Market	
	0	4/10	S. Vill	Area	42 Downtown L.A.
			Pla	Subdivision	
	21540	1881 <b>4</b> 850	rie -	List Price Per Sqft	\$673.03
	n <sub>6</sub>		E. E.Sin	Lot Size	30,787/VN
	h	ns.	Ath St.	HOA Fee 1 & 2	\$575.00(Monthly)
	"the		1	MLS#	19-519012
	100	@-2019 Micros	IN COLUMNIA	APN	5149-023-086
	to l		© 2019 HERE		

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.

, ,	0		· /1		
塔 Community/Develop	ment	🗞 Structure Info		< Contract Info	DOM 9
Tax Mello Roos		Year Built/Source	1912	List Date	10-09-2019
Complex/Assoc Name	Rowan Lofts	Stories	0	List Price	\$599,000
Pets Allowed/Rules	Yes	Building Type	Condominium Orig List Price		\$599,000
Highrise Amenities		Prop Subtype		Status Date	10-09-2019
Assoc Amenities	Assoc Barbecue,	Units in Complex	207	Change Date/Type	10-17-2019/Active
	Conference, Elevator, Security	Unit Floor #	5	Sale Type	Standard
Assoc Fees Include	Occurity	Unit Location		Avail for Lease	No
Community Features		PUD	No	Lease Option	No
Pending HO Asmt		Balcony			
Rental Restrictions		Security	Other		
Short Term Rentals		View	City Lights		
Short Term Rental		Style	Architectural		
Duration		Entry Floor #			
Builders Tract Code		Exposure			
Builders Model Code		Direction Faces			
Builders Model Name		Maid's	No		
Builders Name		Prop Condition			
Earthquake Ins.		Sewer			
		Water Type			
🕸 Land/Lot Info		🖨 Parking Details		Sale/Sold Info	
Zoning		Parking Type	Parking Space	Contract Date	
Land Type		Total Spaces		Sold Date	
Land Lease Purchase		Covered Spaces	1	Sold Price	

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

Water Type			
🖨 Parking Details		Sale/Sold Info	
Parking Type	Parking Space	Contract Date	
Total Spaces		Sold Date	
Covered Spaces	1	Sold Price	
Uncovered Spaces		Sold Price/SqFt	
Garage Spaces		Sale Terms	
Carport Spaces		SP/LP	
Remote Controls			

Interior Features		Exterior Features	➡ Exterior Features			
# Fireplaces/Details	None	Pool	No			
Furnished	Unfurnished	Spa				
AC/Cooling	Central	Tennis/Courts				
Heating	Central	Patio				
Equip/Appl	Other	Roofing				
Flooring	Hardwood	Fence				
Rooms	Living	Sprinklers				
Levels		Entry Location				
Interior Features		Exterior Constr				
Kitchen Features		Foundation				
Bathroom Features		Other Struc Feat				
Bedroom Features		Other Structures				
Common Walls	Attached	RV Access Dimen				
Cooking Appliances		Windows				
Disability Access		Water Heater Feat				
Eating Areas		Laundry	In Unit			
220-Volt Location						
TV Services						
💋 Green		@ Location				
Green Building Certification		Cross Streets				
Green Certification Rating		Alt St. Name				
Green Certifying Body		County	Los Angeles			
Green HTA Index		Country				
Green Walk Score		Мар				
Green Year Certified		School District				
Green Energy Efficient		Elementary				
Green Energy Generation		Junior HS				
Green Indoor Air Quality		Senior HS				
Green Location		Waterfront				
Green Sustainability		Water District				
Green Water Conservation						

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

1 Beds א (20 Sqft













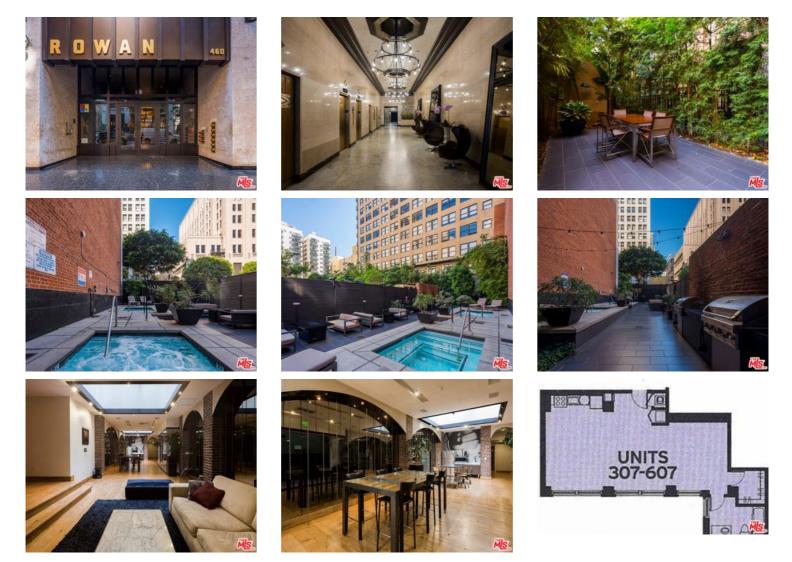












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<b>460 S Spring ST #802</b> LOS ANGELES, CA 90013	1 Beds	Baths 1.00 (1F 0T 0H 0Q)	845/BL Sqft		Condo/Co-op
		W.		Expected on Market	
	0	W/ sra	Japa	Area	42 Downtown L.A.
	/ D</td <td></td> <td>VIII</td> <td>Subdivision</td> <td></td>		VIII	Subdivision	
	21540	1890 <b>4</b> 350	Pla	List Price Per Sqft	\$769.11
	n of		E . E 31	Lot Size	30,787
	h	ns,	Ath Stall	HOA Fee 1 & 2	\$562.00(Monthly)
	The second		11	MLS#	IV19220277MR
	100	@ 2019 Microso	AF CTANTANTAN	APN	5149-023-134
	11 .2		© 2019 HERE		

#### Directions: Corner of Spring and 5th Street.

Lot Dimen/Source Lot Descr. Lot Location

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 gournet 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/Developi	ment	🗞 Structure Info		< Contract Info	DOM 36
Tax Mello Roos		Year Built/Source	1912/Assessor	List Date	09-12-2019
Complex/Assoc Name	Rowan Owners	Stories		List Price	\$649,900
<b>.</b>	Association	Building Type	Attached	Orig List Price	\$649,900
Pets Allowed/Rules	Call	Prop Subtype	Loft	Status Date	09-12-2019
Highrise Amenities		Units in Complex	206	Change Date/Type	09-20-2019/Active
Assoc Amenities	Assoc Barbecue, Card Room, Spa	Unit Floor #		Sale Type	Standard
Assoc Fees Include		Unit Location		Avail for Lease	No
Community Features	Urban	PUD		Possession	Close Of Escrow
Pending HO Asmt		Balcony			
Rental Restrictions		Security	24 Hour, Carbon		
Short Term Rentals			Monoxide Detector(s), Card/Code Access, Fire		
Short Term Rental Duration			and Smoke Detection System, Guarded		
Builders Tract Code		View	No		
Builders Model Code		Style			
Builders Model Name		Entry Floor #			
Builders Name		Exposure			
Earthquake Ins.		Direction Faces			
		Maid's			
		Prop Condition			
		Sewer			
		Water Type			
🛇 Land/Lot Info		🖨 Parking Details		Sale/Sold Info	
Zoning	LAC4	Parking Type		Contract Date	
Land Type	Fee	Total Spaces	0	Sold Date	
Land Lease Purchase		Covered Spaces		Sold Price	
Horse Property		Uncovered Spaces		Sold Price/SqFt	
Lot Acreage	0.700	Garage Spaces	0	Sale Terms	
Special Zone		Carport Spaces	0	SP/LP	
Addl Parcel		Remote Controls	0		

Interior Features		Exterior Features		
# Fireplaces/Details	None	Pool	NolAssociation Pool	
Furnished		Spa	Community, In Ground	
AC/Cooling	Central	Tennis/Courts		
Heating	Central	Patio		
Equip/Appl	Dishwasher, Dryer, Garbage Disposal, Inside, Refrigerator, Washer	Roofing		
Flooring		Fence		
Booms		Sprinklers		
Levels		Entry Location		
Interior Features		Exterior Constr		
Kitchen Features		Foundation		
Bathroom Features		Other Struc Feat		
Bedroom Features		Other Structures		
Common Walls	Attached	RV Access Dimen		
Cooking Appliances		Windows		
	Range	Water Heater Feat		
Disability Access Eating Areas		Laundry	Dryer, Inside, Washer	
220-Volt Location		_		
TV Services		_		
I v Services				
💋 Green		Location		
Green Building Certification		Cross Streets		
Green Certification Rating		Alt St. Name		
Green Certifying Body		County	Los Angeles	
Green HTA Index		Country		
Green Walk Score		Мар		
		Map School District	Los Angeles Unified	
Green Year Certified		•	Los Angeles Unified	
Green Year Certified Green Energy Efficient		School District	Los Angeles Unified	
Green Year Certified Green Energy Efficient Green Energy Generation		School District Elementary	Los Angeles Unified	
Green Walk Score Green Year Certified Green Energy Efficient Green Energy Generation Green Indoor Air Quality Green Location		School District Elementary Junior HS	Los Angeles Unified	
Green Year Certified Green Energy Efficient Green Energy Generation Green Indoor Air Quality		School District Elementary Junior HS Senior HS	Los Angeles Unified	

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

00 845/BL 0Q) Sqft





























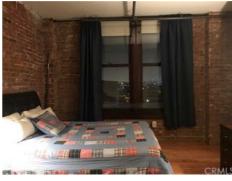


























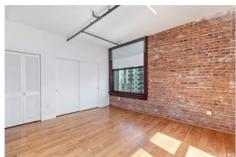








































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<b>460 S Spring ST #310</b> LOS ANGELES, CA 90013	1 Beds	Baths 1.00 (1F 0T 0H 0Q)	800 Sqft		Condo/Co-op
	a	h h aro	Japa Vill	Expected on Market Area	42 Downtown L.A.
	h	<u> </u>	Pla	Subdivision List Price Per Sqft Lot Size	\$711.25 30.787
	With	th St	Eath St.	HOA Fee 1 & 2 MLS#	\$585.00(Monthly) PF19192111MR
THE A	40	© 2019 Microsi	oft Corporation/ © 2019 HERE	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/Develop	ment	🗞 Structure Info		< Contract Info DOI		DOM 70
Tax Mello Roos		Year Built/Source	1912/Assessor	List Date	08-09-2019	
Complex/Assoc Name	Prime Association	Stories		List Price	\$569,000	
	Services	Building Type	Detached	Orig List Price	\$569,000	
Pets Allowed/Rules	Call/Assoc Pet Rules, Call for Rules, PetsPermitted	Prop Subtype	Loft	Status Date	08-09-2019	
Highrise Amenities		Units in Complex		Change Date/Type	08-22-2019	/Active
Assoc Amenities	Assoc Barbecue, Meeting	Unit Floor #		Sale Type	Standard	
	Room, Outdoor Cooking	Unit Location		Avail for Lease	No	
	Area, pool, Security, Spa	PUD				
Assoc Fees Include		Balcony				
Community Features	Biking, Curbs, Sidewalks, Street Lights	Security	24 Hour, Fire Sprinklers			
Pending HO Asmt	<b>J</b>	View	No			
Rental Restrictions		Style		_		
Short Term Rentals		Entry Floor #		_		
Short Term Rental		Exposure				
Duration		Direction Faces				
Builders Tract Code		Maid's				
Builders Model Code		Prop Condition				
Builders Model Name		Sewer	In Street Paid			
Builders Name		Water Type				
Earthquake Ins.						

🛇 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		Sale/Sold Info
Parking Type	Garage, Public	Contract Date
Total Spaces	0	Sold Date
Covered Spaces		Sold Price
Uncovered Spaces		Sold Price/SqFt
Garage Spaces	0	Sale Terms
Carport Spaces	0	SP/LP
Remote Controls	0	

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	NolCommunity
Furnished		Spa	Community
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl		Roofing	
Flooring		Fence	
Rooms		Sprinklers	
Levels		Entry Location	
Interior Features		Exterior Constr	Brick, Concrete
Kitchen Features		Foundation	
Bathroom Features		Other Struc Feat	
Bedroom Features		Other Structures	
Common Walls	Detached/No Common Walls	RV Access Dimen	
Cooking Appliances		Windows	
Disability Access		Water Heater Feat	
Eating Areas		Laundry	Inside, Laundry Closet Stacked,
220-Volt Location			Stackable W/D Hookup, Washer
TV Services			
💋 Green		O Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	
Green Walk Score		Мар	
Green Year Certified		School District	Los Angeles Unified
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	
Green Sustainability		Water District	
Green Water Conservation			

1 Beds I.00 800 H 0Q) Sqft





















































Addl Parcel

Lot Dimen/Source Lot Descr. Lot Location

# Your Home Sold GUARANTEED or I'll Buy It\*

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Condo/Co-op 416 S Spring ST #610 Baths 1.00 1F 0T 0H 0Q 780 Sqft 1 Beds LOS ANGELES, CA 90013 LP \$499,000↓ Active 1 5 8 **Expected on Market** BUNKER HILL Area 42 Downtown L.A. Japar Subdivision Villa List Price Per Sqft \$639.74 Pla: Lot Size 10,334 HOA Fee 1 & 2 \$662.00(Monthly) MLS# PF19180703MR APN 5149-038-031 © 2019 Microsoft Corporation S @ 2018 HERE

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 DLTA. The EL DORADO BUILDING IS designated A HISTORIC LANDMARK and fails 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 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/Develop	ment	🖧 Structure Info		< Contract Info	DOM 79
Tax Mello Roos		Year Built/Source	1914	List Date	07-31-2019
Complex/Assoc Name	Prime Association	Stories		List Price	\$499,000
	Services	Building Type	Attached	Orig List Price	\$525,000
Pets Allowed/Rules	Call	Prop Subtype	Condominium	Status Date	07-31-2019
Highrise Amenities		Units in Complex	65	Change Date/Type	09-10-2019/Price Change
Assoc Amenities	Controlled Access, Security	Unit Floor #		Sale Type	Standard
Assoc Fees Include		Unit Location		Avail for Lease	No
Community Features	Curbs, Sidewalks	PUD			
Pending HO Asmt		Balcony			
Rental Restrictions		Security	Card/Code Access, Guarded		
Short Term Rentals		View	Peek-A-Boo		
Short Term Rental Duration		Style			
Builders Tract Code		Entry Floor #			
Builders Model Code		Exposure			
Builders Model Name		Direction Faces			
Builders Name		Maid's			
Earthquake Ins.		Prop Condition			
•		Sewer			
		Water Type			
🛇 Land/Lot Info		🖨 Parking Details		Sale/Sold Info	
Zoning	LAC4	Parking Type		Contract Date	
Land Type	Fee	Total Spaces	0	Sold Date	
Land Lease Purchase		Covered Spaces		Sold Price	
Horse Property		Uncovered Spaces		Sold Price/SqFt	
Lot Acreage	0.230	Garage Spaces	0	Sale Terms	
Special Zone		Carport Spaces	0	SP/LP	

0

**Remote Controls** 

Interior Features		➡ Exterior Features	
Fireplaces/Details	None	Pool	No
Irnished		Spa	
C/Cooling	Central	Tennis/Courts	
eating	Central	Patio	
Equip/Appl	Gas Or Electric Dryer Hookup, Ice Maker, Microwave	Roofing Fence	
looring		Sprinklers	
Rooms		Entry Location	
_evels		Exterior Constr	
nterior Features		Foundation	
Kitchen Features		Other Struc Feat	
Bathroom Features		Other Structures	
Bedroom Features		RV Access Dimen	
Common Walls	Attached	Windows	
Cooking Appliances	Microwave, Oven-Gas, Range	Windows Water Heater Feat	
Disability Access			Gas Or Electric Dryer Hooki
ating Areas		Laundry	Gas Of Electric Diver Hooki
220-Volt Location			
20-VOIL LOCATION			
V Services		Ø Location	
TV Services		Location     Cross Streets	
TV Services			
IV Services Green Green Building Certification		Cross Streets	Los Angeles
IV Services Green Green Building Certification Green Certification Rating		Cross Streets Alt St. Name	Los Angeles
IV Services Green Green Building Certification Green Certification Rating Green Certifying Body		Cross Streets Alt St. Name County	Los Angeles
V Services Green Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score		Cross Streets Alt St. Name County Country	Los Angeles Los Angeles Los Angeles Unified
V Services Green Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score Green Year Certified		Cross Streets Alt St. Name County Country Map	
IV Services Green Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index		Cross Streets Alt St. Name County Country Map School District	
IV Services Green Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient		Cross Streets Alt St. Name County Country Map School District Elementary	
IV Services Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient Green Energy Generation		Cross Streets Alt St. Name County Country Map School District Elementary Junior HS	

Green Water Conservation

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

.00 780 I 0Q) Sqft

Condo/Co-op LP \$499,000 ✔ Active



















































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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	LP	Condo/Co-op \$499,000 <b>↓</b> Active
	St. St	24/100 //		Expected on Market	
	1	18th In	and the second second	Area	42 Downtown L.A.
		1	SKID F	Subdivision	Cornell at Santee Village
	1	5 440	9700110	List Price Per Sqft	\$648.05
	20D	OWNTOWN	5775C	Lot Size	38,308/AS
	N LIN	Surre Child	5	HOA Fee 1 & 2	\$602.00(Monthly)
	7.0		die	MLS#	19-511042
	2 2/2	A 2010 Minute	90	APN	5145-029-079
MISI		© 2019 Microsof	2019 HERE		

#### 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/Develop	ment	🖧 Structure Info		Contract Info DOM		DOM 32
Tax Mello Roos		Year Built/Source	1922	List Date	09-16-2019	
Complex/Assoc Name	Santee Village	Stories	0	List Price	\$499,000	
Pets Allowed/Rules	Yes/Assoc Pet Rules	Building Type	Condominium	Orig List Price	\$525,000	
Highrise Amenities		Prop Subtype		Status Date	09-16-2019	
Assoc Amenities	Assoc Barbecue,	Units in Complex	95	Change Date/Type	10-07-2019	/Price Change
	Basketball Court, Controlled Access,	Unit Floor #	9	Sale Type	Standard	
	Elevator, Exercise Room,	Unit Location		Avail for Lease	No	
	Fitness Center, Gated Parking, Pool, Security,	PUD	No	Lease Option	No	
	Spa, Sun Deck	Balcony				
Assoc Fees Include		Security	24 Hour, Guarded			
Community Features		View	City, Hills			
Pending HO Asmt		Style	Modern			
Rental Restrictions		Entry Floor #				
Short Term Rentals		Exposure				
Short Term Rental		Direction Faces				
Duration		Maid's	No			
Builders Tract Code		Prop Condition				
Builders Model Code		Sewer				
Builders Model Name		Water Type				
Builders Name						
Earthquake Ins.						

🛇 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		Sale/Sold Info	
Parking Type	rking Type Assigned, Community Garage, Door Opener, Gated Underground	Contract Date	
		Sold Date	
Total Spaces		Sold Price	
Covered Spaces	1	Sold Price/SqFt	
Uncovered Spaces		Sale Terms	
Garage Spaces		SP/LP	
Carport Spaces			
Remote Controls			

Interior Features		➡ Exterior Features	
# Fireplaces/Details	None	Pool	Community
Furnished	Unfurnished	Spa	
AC/Cooling	Air Conditioning, Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Dishwasher, Dryer, Garbage Disposal,	Roofing	
	Microwave, Range/Oven, Refrigerator, Washer	Fence	
Flooring	Cement, Tile	Sprinklers	
Rooms	Breakfast Bar, Living	Entry Location	
Levels		Exterior Constr	
Interior Features		Foundation	
Kitchen Features		Other Struc Feat	
Bathroom Features		Other Structures	
Bedroom Features		RV Access Dimen	
Common Walls	Attached	Windows	
Cooking Appliances		Water Heater Feat	
Disability Access		Laundry	In Unit
Eating Areas		_	
220-Volt Location		_	
TV Services			
🖉 Green		Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	DTLA Fashion District
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	
Green Walk Score		Мар	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	
Green Sustainability		Water District	
Green Water Conservation			

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

1 Beds

770/AS Sqft

ų















































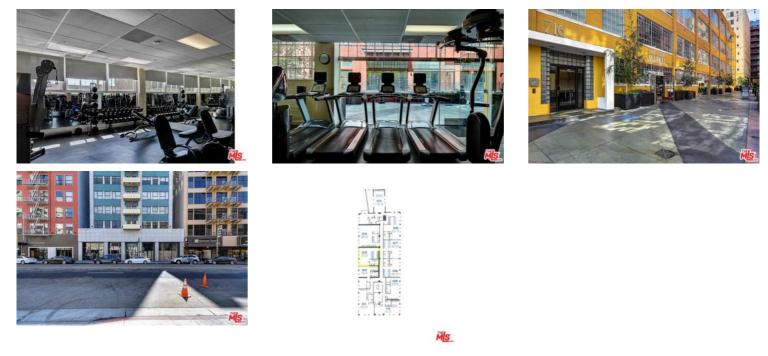














Addl Parcel

Lot Dimen/Source Lot Descr. Lot Location

# Your Home Sold GUARANTEED or I'll Buy It\*

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Condo/Co-op 416 S SPRING ST #907 740/VN Sqft Baths 1.00 1F 0T 0H 0Q 1 Beds LOS ANGELES, CA 90013 LP \$559,000↓ Active BUNKER **Expected on Market** ы Area 42 Downtown L.A. Japan Subdivision Villa List Price Per Sqft \$755.41 0 Pla: Lot Size 10,334/VN HOA Fee 1 & 2 \$655.39(Monthly) MLS# 19-477628 APN 5149-038-046 2019 Microsoft Corporation S @ 2018 HERE

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/Develop	ment	🖧 Structure Info		< Contract Info	DOM 127
Tax Mello Roos		Year Built/Source	1914	List Date	06-13-2019
Complex/Assoc Name	El Dorado On Spring	Stories	0	List Price	\$559,000
Pets Allowed/Rules	Yes	Building Type	Condominium, High Rise	Orig List Price	\$599,000
Highrise Amenities		Prop Subtype		Status Date	06-13-2019
	Assoc Pet Rules,	Units in Complex	65	Change Date/Type	09-05-2019/Price Change
	Concierge, Controlled Access, Elevator	Unit Floor #	9	Sale Type	Standard
Assoc Fees Include	Building and Grounds,	Unit Location		Avail for Lease	No
	Concierge, Insurance	PUD	No	Lease Option	No
	Paid, On Site Security	Balcony			
Community Features		Security	Carbon Monoxide		
Pending HO Asmt		_	Detector(s), Community, Smoke Detector		
Rental Restrictions		View	City, City Lights,	-	
Short Term Rentals			Panoramic		
Short Term Rental Duration		Style	Contemporary		
Builders Tract Code		Entry Floor #		_	
Builders Model Code		Exposure		-	
Builders Model Name		Direction Faces		-	
Builders Name		Maid's	No	_	
Earthquake Ins.		Prop Condition		_	
		Sewer			
		Water Type			
🛇 Land/Lot Info		🛱 Parking Details		Sale/Sold Info	
Zoning	LAC4	Parking Type	Offsite	Contract Date	
Land Type		Total Spaces		Sold Date	
Land Lease Purchase		Covered Spaces	1	Sold Price	
Horse Property		Uncovered Spaces		Sold Price/SqFt	
Lot Acreage		Garage Spaces		Sale Terms	
Special Zone	Other	Carport Spaces		SP/LP	

**Remote Controls** 



Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished	Unfurnished	Spa	
AC/Cooling	Air Conditioning, Central	Tennis/Courts	
Heating	Central, Forced Air	Patio	Balcony
Equip/Appl	Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer	Roofing Fence	
Flooring	Wood	Sprinklers	
Rooms	Loft	Entry Location	
Levels		Exterior Constr	
Interior Features		Foundation	
Kitchen Features		Other Struc Feat	
Bathroom Features		Other Structures	
Bedroom Features		RV Access Dimen	
Common Walls	Attached	Windows	
Cooking Appliances		Windows Water Heater Feat	
Disability Access		Laundry	In Unit, Laundry Closet Stack
Eating Areas		Laundry	In Onit, Laundry Closet Stack
220-Volt Location			
TV Services			
🞜 Green		② Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	
Green Walk Score		Мар	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
		luminu 110	
Green Energy Generation		Junior HS	
		Senior HS	
Green Energy Generation			
Green Energy Generation Green Indoor Air Quality		Senior HS	

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

00 740/VN 0Q) Sqft

























































416 S Spring St. #907 Int Argeles, CA 49013



### MS



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<b>416 S SPRING ST #608</b> LOS ANGELES, CA 90013	1 Beds	Baths 1.00 (1F 0T 0H 0Q)	730/VN Sqft	LP	Condo/Co-op \$559,000↓ Active
	BUN	KER HILL	JAL.	Expected on Market	
-		W.	11 200	Area	42 Downtown L.A.
I Part I	0	4.0 45.	Japan	Subdivision	
		🖸 ///🍟 //	Plaz	List Price Per Sqft	\$765.75
	1 in	4	- I az	Lot Size	10,334/VN
	WELL	th si E	5 3Fd 5	HOA Fee 1 & 2	\$655.39(Monthly)
AFT CAN	he 1	Se /	th St St	MLS#	19-452284
	24	A 2010 Minute	The	APN	5149-038-029
ME	1 total	© 2019 Microso S @	2018 HERE		

### Directions: on Spring & 4th

Lot Descr. Lot Location

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.

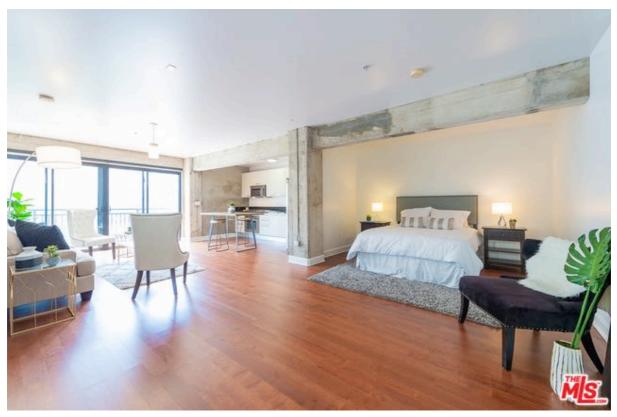
anough the Mills Act.					
😤 Community/Develop	ment	💫 Structure Info		< Contract Info	DOM 197
Tax Mello Roos		Year Built/Source	1914	List Date	04-04-2019
Complex/Assoc Name	El Dorado on Spring	Stories	12	List Price	\$559,000
Pets Allowed/Rules	Yes	Building Type	Condominium	Orig List Price	\$610,000
Highrise Amenities		Prop Subtype		Status Date	04-04-2019
Assoc Amenities	Assoc Maintains	Units in Complex	65	Change Date/Type	10-03-2019/Price Change
	Landscape, Assoc Pet Rules, Controlled Access,	Unit Floor #	6	Sale Type	Standard
	Elevator, Hot Water	Unit Location		Avail for Lease	No
Assoc Fees Include		PUD	No	Lease Option	No
Community Features		Balcony			
Pending HO Asmt		Security	Carbon Monoxide		
Rental Restrictions	No		Detector(s), Card/Code Access, Fire and Smoke Detection System, Fire		
Short Term Rentals					
Short Term Rental Duration			Sprinklers, Gated, Smoke Detector	_	
Builders Tract Code		View	City	_	
Builders Model Code		Style	Architectural	_	
Builders Model Name		Entry Floor #		_	
Builders Name		Exposure		_	
Earthquake Ins.		Direction Faces		_	
		Maid's	No	_	
		Prop Condition			
		Sewer			
		Water Type			
🛇 Land/Lot Info		🖨 Parking Details		Sale/Sold Info	
Zoning	LAC4	Parking Type	Assigned, Community Garage, Controlled Entrance, Covered Parking	Contract Date	
Land Type				Sold Date	
Land Lease Purchase				Sold Price	
Horse Property		Total Spaces		Sold Price/SqFt	
Lot Acreage		Covered Spaces	1	Sale Terms	
Special Zone	Other	Uncovered Spaces		SP/LP	
Addl Parcel		Garage Spaces			
Lot Dimen/Source		Carport Spaces			

**Remote Controls** 

➔ Interior Features		€ Exterior Features		
# Fireplaces/Details	None	Pool	No	
Furnished	Unfurnished	Spa		
AC/Cooling	Central	Tennis/Courts		
Heating	Central	Patio		
Equip/Appl	Dishwasher, Dryer, Garbage Disposal,	Roofing		
	Intercom, Microwave, Range/Oven, Refrigerator, Washer	Fence		
Flooring	Tile, Wood	Sprinklers		
Rooms	Living	Entry Location		
_evels		Exterior Constr		
nterior Features		Foundation		
Kitchen Features		Other Struc Feat		
Bathroom Features		Other Structures		
Bedroom Features		RV Access Dimen		
Common Walls	Attached	Windows		
Cooking Appliances		Water Heater Feat		
Disability Access		Laundry	In Unit	
Eating Areas		_		
220-Volt Location				
TV Services				
🕏 Green		Location		
Green Building Certification		Cross Streets		
Green Certification Rating		Alt St. Name		
Green Certifying Body		County	Los Angeles	
Green HTA Index		Country		
Green Walk Score		Мар		
Green Year Certified		School District		
Green Energy Efficient		Elementary		
Green Energy Generation		Junior HS		
Green Indoor Air Quality		Senior HS		
Green Location		Waterfront		
Green Sustainability		Water District		
Green Water Conservation				

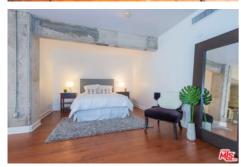
1 Baths 1.00 Beds (1F 0T 0H 0Q)

.00 730/VN I 0Q) Sqft











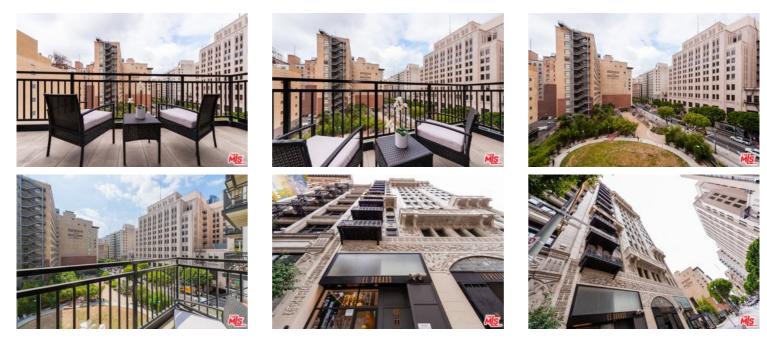












Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through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



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108 W 2nd #610 LOS ANGELES, CA 90012	1 Baths 1.00 730 Beds (0F 1T 0H 0Q) Sqft		Condo/Co-op
-		Expected on Market	
10		Area	42 Downtown L.A.
		Subdivision	
	NKER HILL Y	List Price Per Sqft	\$600.00
	W. F.	Lot Size	19,153
	4 Japanese	HOA Fee 1 & 2	\$506.00(Monthly)
	Village Plaza	MLS#	AR19197665MR
	The second	APN	5149-006-086
	© 2019 Microsoft Corporation	AFIN	5149-000-000

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		🗞 Structure Info		< Contract Info	DOM 60
Tax Mello Roos		Year Built/Source	1910	List Date	08-19-2019
Complex/Assoc Name	Higglins Loft Homeowner's	Stories	10	List Price	\$438,000
	Association	Building Type	Attached	Orig List Price	\$438,000
Pets Allowed/Rules	Call/Assoc Pet Rules, PetsPermitted	Prop Subtype	Condominium	Status Date	08-19-2019
Highrise Amenities		Units in Complex	142	Change Date/Type	08-30-2019/Active
Assoc Amenities	Assoc Barbecue, Controlled Access	Unit Floor #		Sale Type	Standard
		Unit Location		Avail for Lease	No
Assoc Fees Include		PUD		Possession	Close Of Escrow
Community Features	Sidewalks, Street Lights,	Balcony			
	Urban	Security			
Pending HO Asmt		View	City Lights		
Rental Restrictions		Style	Mid-Century		
Short Term Rentals		Entry Floor #			
Short Term Rental Duration		Exposure			
Builders Tract Code		Direction Faces			
Builders Model Code		Maid's			
Builders Model Name		Prop Condition			
Builders Name		Sewer			
Earthquake Ins.		Water Type			
		🛱 Parking Details		Sale/Sold Info	
Zoning		Parking Type	None	Contract Date	
Land Type	Fee	Total Spaces	0	Sold Date	
Land Lease Purchase		Covered Spaces		Sold Price	
Horse Property		Uncovered Spaces		Sold Price/SqFt	
Lot Acreage	0.430	Garage Spaces	0	Sale Terms	
Special Zone		Carport Spaces	0	SP/LP	
Addl Parcel		Remote Controls	0		
Lot Dimen/Source					
Lot Descr.					
Lot Location					

<b>D-</b>			
Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished		Spa	None
AC/Cooling	Central	Tennis/Courts	
Heating		Patio	
Equip/Appl		Roofing	
Flooring		Fence	None
Rooms		Sprinklers	
Levels		Entry Location	
Interior Features		Exterior Constr	Concrete
Kitchen Features		Foundation	
Bathroom Features		Other Struc Feat	
Bedroom Features		Other Structures	
Common Walls	Attached	RV Access Dimen	
Cooking Appliances		Windows	
Disability Access	None	Water Heater Feat	
Eating Areas	Dining Area	Laundry	Community
220-Volt Location			
TV Services			
🞜 Green		O Location	
		O Location Cross Streets	
Green Building Certification			
Green Building Certification Green Certification Rating		Cross Streets	Los Angeles
Green Building Certification Green Certification Rating Green Certifying Body		Cross Streets Alt St. Name	Los Angeles
Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index		Cross Streets Alt St. Name County	Los Angeles
Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score		Cross Streets Alt St. Name County Country	Los Angeles Los Angeles
Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score Green Year Certified		Cross Streets Alt St. Name County Country Map	
Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient		Cross Streets Alt St. Name County Country Map School District	
Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient Green Energy Generation		Cross Streets       Alt St. Name       County       Country       Map       School District       Elementary	
Green Building Certification Green Certification Rating Green Certifying Body Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient		Cross StreetsAlt St. NameCountyCountryMapSchool DistrictElementaryJunior HS	
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		Cross StreetsAlt St. NameCountyCountryMapSchool DistrictElementaryJunior HSSenior HS	

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

.00 730 0Q) Sqft Condo/Co-op LP \$438,000 Active











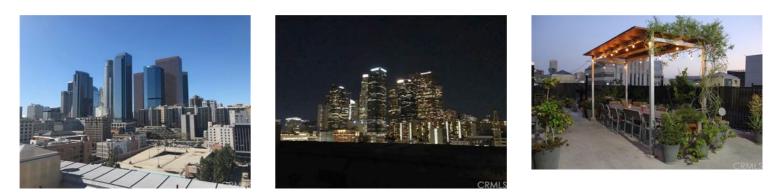












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Lot Descr. Lot Location

## Your Home Sold GUARANTEED or I'll Buy It\*

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<b>460 S SPRING ST #403</b> LOS ANGELES, CA 90013	1 Beds	Baths 1.00 (1F 0T 0H 0Q)	710/AS Sqft		Condo/Co-op
		4.		Expected on Market	
	O	4/10	Japa	Area	42 Downtown L.A.
			Dia	Subdivision	
	21540	1881 <b>4</b> 850	rid I	List Price Per Sqft	\$844.37
	n n 6		E E 31	Lot Size	30,787/VN
	h	ns.	Ath Stall	HOA Fee 1 & 2	\$556.09(Monthly)
	the.		12	MLS#	19-517070
	100	RIDDED Minut	oft Corporation/	APN	5149-023-064
	1		© 2019 HERE	OPEN HOUSE 10/20/20	019 (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.

皆 Community/Developi	ment	🗞 Structure Info		< Contract Info		DOM 15
Tax Mello Roos		Year Built/Source	1912	List Date	10-03-2019	
Complex/Assoc Name	The Rowan	Stories	0	List Price	\$599,500	
Pets Allowed/Rules	Yes	Building Type	Condominium, Loft	Orig List Price	\$599,500	
Highrise Amenities		Prop Subtype		Status Date	10-03-2019	
Assoc Amenities	Assoc Maintains	Units in Complex	206	Change Date/Type	10-11-2019/	Active
	Landscape, Assoc Pet Rules, Clubhouse.	Unit Floor #	4	Sale Type	Standard	
	Concierge, Elevator, Extra	Unit Location		Avail for Lease	No	
	Storage, Outdoor Cooking Area, Spa, Other	PUD	No	Lease Option	No	
Assoc Fees Include		Balcony				
Community Features		Security	24 Hour, Guarded			
Pending HO Asmt		View	City, City Lights, Green Belt, Panoramic			
Rental Restrictions		Style	Other	_		
Short Term Rentals		Entry Floor #				
Short Term Rental Duration		Exposure	West			
Builders Tract Code		Direction Faces				
Builders Model Code		Maid's	No			
Builders Model Name		Prop Condition				
Builders Name		Sewer				
Earthquake Ins.		Water Type				
Sand/Lot Info		🖨 Parking Details		Sale/Sold Info		
Zoning	LAC4	Parking Type	Public	Contract Date		
and Type		Total Spaces		Sold Date		
and Lease Purchase		Covered Spaces	1	Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage		Garage Spaces		Sale Terms		
Special Zone	Other	Carport Spaces		SP/LP		
Addl Parcel	No	Remote Controls				
Lot Dimen/Source						

➡ Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished	Unfurnished	Spa	
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Dishwasher, Dryer, Range/Oven, Refrigerator, Washer	Roofing	
Flooring	Tile, Wood	Fence Sprinklers	
Rooms	Loft	Entry Location	
Levels		Exterior Constr	
Interior Features		Foundation	
Kitchen Features		Other Struc Feat	
Bathroom Features		Other Structures	
Bedroom Features		RV Access Dimen	
Common Walls	Attached	Windows	
Cooking Appliances		Windows Water Heater Feat	
Disability Access			In Closet, Laundry Closet Stacked
Eating Areas		Laundry	III Closet, Lauridry Closet Stacked
220-Volt Location			
TV Services			
💋 Green		Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	
Green Walk Score		Мар	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	
Green Sustainability		Water District	



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

710/AS Sqft

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

ų





































## Your Home Sold GUARANTEED or I'll Buy It\*

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<b>215 W 7TH ST #509</b> LOS ANGELES, CA 90014	0 Beds	Baths 1.00 (1F 0T 0H 0Q)	464/VN Sqft	LP	Condo/Co-op \$355,000↓ Active
			in st	Expected on Market	
	1000	h		Area	42 Downtown L.A.
	Beb /	h. Co	541)	Subdivision	
	-31	Per Yor	1/2	List Price Per Sqft	\$765.09
	Sp	5.11		Lot Size	15,922/VN
		5	SKID	HOA Fee 1 & 2	\$493.00(Monthly)
	C.C.S.	1 CWay		MLS#	19-512108
	0	@ 2019 Micros	and reasonanting	APN	5144-026-056
Alls.			© 2019 HERE		

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/Developr	nent	🖧 Structure Info		< Contract Info		DOM 31
Tax Mello Roos		Year Built/Source	1911	List Date	09-17-2019	
Complex/Assoc Name	Bartlett Lofts	Stories	14	List Price	\$355,000	
Pets Allowed/Rules	Yes	Building Type	Condominium	Orig List Price	\$364,995	
Highrise Amenities		Prop Subtype		Status Date	09-17-2019	
Assoc Amenities	Concierge, Sun Deck	Units in Complex	140	Change Date/Type	10-07-2019	/Price Change
Assoc Fees Include		Unit Floor #	5	Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	Yes	
Pending HO Asmt		PUD	No	Lease Option	No	
Rental Restrictions	Yes	Balcony				
Short Term Rentals	Yes	Security	24 Hour, Card/Code			
Short Term Rental Duration	Monthly		Access, Fire and Smoke Detection System, Fire Sprinklers, Smoke			
Builders Tract Code			Detector	_		
Builders Model Code		View	Courtyard	_		
Builders Model Name		Style	Architectural	_		
Builders Name		Entry Floor #		_		
Earthquake Ins.		Exposure		_		
		Direction Faces		_		
		Maid's	No	_		
		Prop Condition				
		Sewer		_		
		Water Type				
🕸 Land/Lot Info		🖨 Parking Details		Sale/Sold Info		
Zoning	LAC5	Parking Type	Other	Contract Date		
Land Type		Total Spaces		Sold Date		
Land Lease Purchase		Covered Spaces	0	Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage		Garage Spaces		Sale Terms		
Special Zone	None	Carport Spaces		SP/LP		

**Remote Controls** 

Addl Parcel

Lot Dimen/Source Lot Descr. Lot Location

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished	Unfurnished	Spa	
AC/Cooling	Air Conditioning	Tennis/Courts	
Heating	Electric	Patio	
Equip/Appl	Dishwasher, Dryer, Garbage Disposal,	Roofing	
	Microwave, Range/Oven, Řefrigerator, Washer	Fence	
Flooring	Cement	Sprinklers	
Rooms	Studio	Entry Location	
_evels		Exterior Constr	
Interior Features		Foundation	
Kitchen Features		Other Struc Feat	
Bathroom Features		Other Structures	
Bedroom Features		RV Access Dimen	
Common Walls	Attached	Windows	
Cooking Appliances		Water Heater Feat	
Disability Access		Laundry	In Unit
Eating Areas		_	
220-Volt Location		_	
TV Services			
<b>d</b> ^			
🖉 Green		Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	
Green Walk Score		Мар	634/F5
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	
Green Sustainability		Water District	
Green Water Conservation			

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

464/VN Sqft

















Condo/Co-op

ų

Active





















## Your Home Sold GUARANTEED or I'll Buy It\*

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

<b>460 S SPRING ST #204</b> LOS ANGELES, CA 90013	0 Beds	Baths 1.00 (1F 0T 0H 0Q)	460/AS Sqft		Condo/Co-op
		W.		Expected on Market	
	0	W/ To	Japa	Area	42 Downtown L.A.
	/ D</td <td></td> <td>VIII</td> <td>Subdivision</td> <td></td>		VIII	Subdivision	
	91540	1. VI <b>4</b> 351	Pla	List Price Per Sqft	\$845.65
	n n 6		E. E.31	Lot Size	30,787/AS
	h	ns.	Ath St.	HOA Fee 1 & 2	\$504.00(Monthly)
	"the		1	MLS#	19-519714
	100	@-2019 Microsi	IN COLUMNIA	APN	5149-023-029
Ms.	1		© 2019 HERE	OPEN HOUSE 10/20/2	019 (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		🗞 Structure Info		< Contract Info	DOM 7
Tax Mello Roos		Year Built/Source	1912	List Date	10-11-2019
Complex/Assoc Name	Rowan Property Owners	Stories	12	List Price	\$389,000
	Association	Building Type	Condominium, Loft	Orig List Price	\$389,000
Pets Allowed/Rules	Yes	Prop Subtype		Status Date	10-11-2019
Highrise Amenities	24-Hour Closed Circuit Building, Club Room,	Units in Complex	206	Change Date/Type	10-11-2019/New Listing
	Controlled Access, Dog	Unit Floor #	2	Sale Type	Standard
	Run, Door Person, Entrance Lobby, Lounge,	Unit Location		Avail for Lease	No
	Passenger Elevator,	PUD	No	Lease Option	No
Reception Desk, Parking	Parking	Balcony			
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access, Elevator, Picnic Area, Pool, Rec Multipurpose	Security	24 Hour, Card/Code Access, Guarded		
		View	No		
		Style	High or Mid-Rise Condo		
		Entry Floor #			
Assoc Fees Include	Rm, Security, Spa Building and Grounds,	Exposure			
ASSOC FEES INCLUDE	Insurance Paid,	Direction Faces			
	Maintenance Paid, On Site Security, Trash Paid,	Maid's	No		
	Water and Sewer Paid	Prop Condition			
Community Features		Sewer			
Pending HO Asmt		Water Type			
Rental Restrictions					
Short Term Rentals					
Short Term Rental Duration					
Builders Tract Code					
Builders Model Code					
Builders Model Name					
Builders Name					
Earthquake Ins.					
•					

🛇 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		Sale/Sold Info
Parking Type	Other	Contract Date
Total Spaces		Sold Date
Covered Spaces	0	Sold Price
Uncovered Spaces		Sold Price/SqFt
Garage Spaces		Sale Terms
Carport Spaces		SP/LP
Remote Controls		

➡ Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished	Unfurnished	Spa	Association Spa
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer	Roofing Fence	
Flooring	Tile, Wood	Sprinklers	
Rooms	Loft	Entry Location	
Levels		Exterior Constr	
Interior Features		Foundation	
Kitchen Features		Other Struc Feat	
Bathroom Features		Other Structures	
Bedroom Features		RV Access Dimen	
Common Walls	Attached	Windows	
Cooking Appliances		Water Heater Feat	
Disability Access		Laundry	In Unit
Eating Areas			
220-Volt Location			
TV Services			
🞜 Green		Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	UNITED STATES OF AMERICA
		oounay	UNITED STATES OF AMERICA
		Мар	
Green Walk Score			
Green Walk Score Green Year Certified		Мар	
Green Walk Score Green Year Certified Green Energy Efficient Green Energy Generation		Map School District	
Green Walk Score Green Year Certified Green Energy Efficient		Map School District Elementary	
Green Walk Score Green Year Certified Green Energy Efficient Green Energy Generation		Map School District Elementary Junior HS	

Green Water Conservation

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

0 Beds 00 460/AS 0Q) Sqft .

Condo/Co-op



























